

April 11, 2018

Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200-S
Washington, DC 20001

RE: Challenges to sale of building located at 500 13th Street SE (the "Property")

Dear Chairperson Hill:

My name is A. Daniel Bouchard. I have been a licensed REALTOR® since 1995 and have served hundreds of clients during that time. I was initially retained by Petra Nikolow, the current owner of the Property (the "Owner"), in 2015 to Sell the Property.

Before I got involved with marketing the Property, the Owner had tried to convert the building into three units. She initially filed permits in December of 2010 to perform badly-needed demolition work to upgrade the space. Over the course of nine months, Alteration and Repair Permit #B1103297 was issued on August 22, 2011, at which time the building underwent renovations consisting of construction of additional rooms on the first floor and the repair of existing windows. A permit was not issued for three units, but rather for a rooming house containing four rooms and three kitchens.¹

Since the Certificate of Occupancy was issued, the Property has been in flux and subsequently was marketed for sale. During my involvement with the Property, we only received one letter of intent. During the time I have worked with the Owner, many potential buyers reviewed the Property, however none inquired on its use as a one-family dwelling or flat. One potential buyer, initiated efforts for use of the Property as a coffee shop, but financing for that deal fell through.

The Property has been clearly marketed as for sale with large signs. The Property is in a desirable neighborhood in which homes are typically on the market for an average of 21 days. In my experience, seldom have I seen a Property languish to such an extent. I believe this Property's small size and zoning use limitations and proximity to an auto body garage has created this long delay in it changing hands.

DAN BOUCHARD

A. Daniel Bouchard

04-11-2018

Date

¹Certificate of Occupancy Permit #CO1200764