

3569 Warder Street NW DC 20010.

The structure at 3569 Warder Street NW is in need of renovation. 3569 Warder LLC (Owner) plans build an entirely new structure from the ground up while restoring the original front façade. 1 floor will be added to the existing structure and it will be completely renovated and be given all new mechanical/electrical/plumbing systems. Our focus is on sustainable building with high quality finishes. The footprint of the structure will be similar in size and scale to the adjacent property to the north. We have the required 900 square feet of lot size per unit to ask for a special exception to build 5 residential flats. One of the flats would be Inclusionary Zoning which is a tool the city uses to create affordable housing units. 3569 Warder LLC by Adrian Dungan + Capital Builds will make sure to protect the mature maple out front add native trees wherever possible, use permeable pavers to help the environment by protecting the water supply from stormwater runoff, and be communicative with and considerate of neighbors. Owner is proposing to build family sized flats providing 3 bedroom units across from Bruce Monroe Elementary School. Owner also proposes to eliminate curb cut in the front removing danger from pedestrians on the sidewalk and enabling the city to create another street parking spot. The project would provide the required off street parking. I hereby support 3569 Warder LLC's plan to convert the structure into 5 family sized units with required off street parking.

NAME

ADDRESS

Nick Lehaf	451 Newton Pl NW
Kevin Wang	449 Newton Place NW
JESSICA NADLER	447 NEWTON PL NW
Matt Lester	443 Newton Pl NW Unit B
BRADLEY LYON	445 NEWTON PL NW
Amos Smith/Caretaker	441 Newton Place NW
Clarissa Wulken	435 Newton Pl NW
Sam Scrimshaw	427B Newton Pl NW
Rose Whelan	427B Newton Pl NW
Clinton Mampol	427 A Newton Pl NW
Ethan Fabrik	425 Newton Pl NW B
Edith Clemans	3567 Warder St. N.W.
Rosika Teedesai	3577 Warder St N.W.
Margaret Wynn	633 Orlis Pl. N.W.
Steven Capace	3573 Warder unit # 1
STEVEN Capace	3573 Warder unit # 4
Patricia McInton	638 Orlis Pl NW
Kevin Hornum	608 Orlis Pl. NW

Arjun Kumar
Kumar

630 OHS A NW
632 OHS P1. NW