

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR



July 11, 2011

**MEMORANDUM**

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant  
Zoning Administrator *m22*

SUBJECT: Proposed changing use within structure from a previous use as Deli with Retail Tobacco Products & Patent Medicine on 1<sup>st</sup> floor to a Coffee Shop on 1<sup>st</sup> floor & a New Retail Pet Supplies Store on 2<sup>nd</sup> floor of the existing 2-floor building. The structure is located at 1200 Potomac Ave., SE.  
Lots 0034 in Square 1021  
Zoned: R-5-B  
DCRA File Job #B1101385-E  
DCRA BZA Case #FY-11- #36-Z

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. Special Exception under Section 2003.1 to permit an existing non conforming use as a Deli with Retail Tobacco Products & Patent Medicine on 1<sup>st</sup> floor to be changed to another nonconforming use as a Coffee Shop on 1<sup>st</sup> floor which will increase the intensity of the existing non conformity use inside an existing building in the R-5-B Residential Zone District. (Section 3104.1)
2. Variance from Section 350.1 to permit a New Retail Pet Supplies Store on the 2<sup>nd</sup> floor of the existing 2-floor building in the R-5-B Residential Zone District. (Section 3103.2)

Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo.

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BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 18275

EXHIBIT NO. 6

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Board of Zoning Adjustment  
District of Columbia  
CASE NO.18275  
EXHIBIT NO.6