

August 2nd, 2011

Donna Gedeon
1204 Ingraham Street, NW
Washington, DC 20011
(202) 294-1886 cellular

District of Columbia Office of Zoning
441 4th Street, NW Ste 200 S
Washington, DC 20001

Re: Form 120- Application for Variance/ Special Exception attachment

2011 AUG - 9 PM I: 18
D.C. OFFICE OF ZONING

D. A detailed statement of the existing and intended use of the structure

The property has held several certificates of occupancies (per the Office of Zoning). The property is currently listed as R1b with the Office of Zoning and C2A mixed use with the DC Department of Tax and Revenue and taxed 100% as a commercial property (see attached). The property was also previously approved as a multi-unit structure and the basement is separately metered.

When facing the subject property (Square 2930, Lot 74, 1204 Ingraham St NW 20011) it is bordered by a car dealership to the east that stretches its entire length from the intersection of Georgia Ave and Ingraham to the back alley entrance. Directly behind the subject property, only a few feet from the south/ rear property entrance is another large commercial lot- a Popeye's fast food restaurant and parking lot. Across the street from the property to the east is a CVS pharmacy. Needless to say the subject property is surrounded by commercial businesses in almost 3 directions.

The owner would like to use the basement unit and possibly part of the 1st floor as a catering business and catered "dinners to go." There is a large backyard and ample parking in the back 4+ car driveway to accommodate this type of business. The top floor of the property would serve as strictly residential space for owner. To give some more background on the type of business it would serve as a small catering business specializing in Haitian/ West Indian French and West-African cuisine. The owner's parents moved to Washington, DC from Haiti in 1970. The owner was born and raised in Washington DC, less than 2 miles from the subject property. The owner's mom and "lead cook to be" is retiring this year after 40 years as a house-keeper at the Woodley Park Marriott, but her true calling is her expertise and experience as a Haitian/ Caribbean cook. The owner would like the opportunity to partner with her and share this little known cuisine with the Greater Washington DC community. Also growing up less than 1/2 a block from 13th St NW the owner grew up loving 16th Street Heights and would definitely maintain the integrity of the neighborhood.

Sincerely,

Donna Gedeon

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18286
EXHIBIT NO. 4

Board of Zoning Adjustment
District of Columbia
CASE NO.18286
EXHIBIT NO.4



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Property Detail

Address: 1204 INGRAHAM ST NW

SSL: 2930 0074

Record Details

| | | | |
|------------------------------------|--|---------------------------|------------------|
| Neighborhood: | 16TH ST. HEIGHTS | Sub-Neighborhood: | C |
| Use Code: | 59 - Commercial-Office-Misc. | Class 3 Exception: | No |
| Tax Type: | TX - Taxable | Tax Class: | 002 - Commercial |
| Homestead Status: | ** Not receiving the Homestead Deduction | | |
| Assessor: | ELLIS JACKSON | | |
| Gross Building Area: | | Ward: | 4 |
| Land Area: | 2,946 | Triennial Group: | 3 |
| Owner and Sales Information | | | |
| Owner Name: | DONNA GEDEON | | |
| Mailing Address: | 1204 INGRAHAM ST NW, WASHINGTON DC20011-3602 | | |
| Sale Price: | \$356,000 | | |
| Recordation Date: | 07/15/2011 | | |
| Instrument No.: | 74013 | | |

Tax Year 2012 Preliminary Assessment Roll

Current Value (2011) Proposed New Value (2012)

| | | |
|------------------------------|-----------|-----------|
| Land: | \$167,920 | \$167,920 |
| Improvements: | \$230,260 | \$239,930 |
| Total Value: | \$398,180 | \$407,850 |
| Taxable Assessment: * | \$398,180 | \$407,850 |

* Taxable Assessment after Tax Assessment Credit and after \$67,500 Homestead Credit, if applicable. (Click here for more information).

** If you believe you should be receiving tax relief through the Homestead deduction program and if you are domiciled in the District and this property is your principal place of residence, you can access the link below, complete the form, and return it per the instructions. For additional information regarding the Homestead program, call (202)727-4TAX. Click here to download the Homestead Deduction and Senior Citizen Tax Relief application *

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