

August 2<sup>nd</sup>, 2011

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

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

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

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**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 1<sup>st</sup> 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 housekeeper 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 ½ a block from 13<sup>th</sup> St NW the owner grew up loving 16<sup>th</sup> 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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