

August 2nd, 2011

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D.C. OFFICE OF ZONING
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District of Columbia Office of Zoning
441 4th Street, NW Ste 200 S
Washington, DC 20001

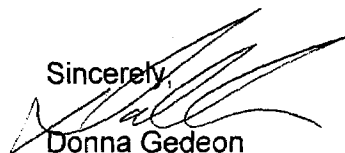
Re: Form 120- Application for Variance/ Special Exception attachment

E. A detailed statement of how this application meets the specific tests identified in the Zoning Regulations for a use variance.

With respect to **Section 3103.2** regarding property "use variances" the subject property (square 2930, lot 74, 1204 Ingraham St NW, Washington DC 20011) meets the three tests listed below:

- 1) The District of Columbia previously approved a certificate of occupancy allowing for the subject to be separated into two separately metered spaces. The basement is separately metered, with its own electrical panel and HVAC system and there is no interior access from the two level upstairs unit to the basement. The basement has a double door entry way from the front of the house, street level, and a large commercial exit door in the rear. The main level has high ceilings with exposed ductwork, consistent with commercial architecture. It would be very costly and create a great hardship to the owner to have this re-configured back to a single family unit and to change the duct work, stair casings, walls and other interior structural designs. The cost would greatly exceed the market value of the property.
- 2) Granting the application will not be of substantial detriment to the public good. The owner has made numerous beautification investments to the exterior of the property to help improve the overall appearance of the block/ neighborhood. The owner also routinely picks up litter to improve the neighborhood appearance and there will be no noteworthy increase in traffic, nor any increase in noise or lighting.
- 3) Because of the numerous commercial properties in the vicinity and those bordering the property and the fact that it is almost on the corner of Georgia Avenue and Ingraham, where most corner units that border Georgia Avenue are commercial or mixed use, it will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map. Additionally the property has a large commercial car dealership along the east border, a large Popeye's fast food directly to the north (less than five feet from the subject's property line) and numerous other commercial establishments within 100 feet.

Sincerely,



Donna Gedeon

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18286

EXHIBIT NO. 5

Board of Zoning Adjustment
District of Columbia
CASE NO. 18286
EXHIBIT NO. 5