

Andy's Carryout
5001 Georgia Avenue NW
Washington, DC 20011
(202) 726-2650
Sq 3007 Lot 067

RECEIVED
DISTRICT OFFICE OF ZONING
2011 SEP 19 PM 2:35

September 14, 2011

Request for Special Approval

To Whom It May Concern:

We are applying to the Board of Zoning adjustment for a hearing date to apply to the BZA for a special exception for a "fast food establishment" in a C-2-A District. As you can see from the pictures, the property located at 5001 Georgia Avenue NW is a one (1) story building with no basement. It would be very difficult to be used as a residential home as DC Code Section 5-424(g)(3). In addition, this address has always been some type of commercial business (i.e. gas station, deli, carryout, etc.) as far back as records show.

We would like the Board also to take in consideration that Andy's Carryout has been located at 5001 Georgia Ave NW since 1989 (23 years). I, Rui E Lu , recently purchased the business from the existing owner and am applying for a C of O in my name only. The "business name will remain the same" and there will be "no new construction (at this time)". However, I do plan to remodel the exterior wall within one month of occupancy.

Unfortunately, I thought that the purchase of an existing business would just be a matter of changing ownership on government paperwork and paying all necessary fee(s), if you had all legal documents in hand. I assumed the hard part was over (i.e. coming up with the capital and signing a lease). Well now my hands are tied behind my back. I've invested monies, and I cannot open for business.

Applying to BZA is fine and well, but what's really hard to swallow is why? I would have never leased this location if it was not zoned properly for a carryout. Now I am forced to

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18304
EXHIBIT NO. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.18304
EXHIBIT NO.3

Page 2

"Andy's Carryout"

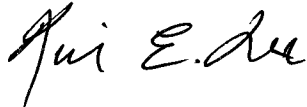
BZA Special Req. Ltr

09/14/11

spend extra monies trying to explain why I purchased a successful business operating over twenty eight (28) years in the wrong zone; I would have never invested monies into a business or location that was only temporary. Nor, would I have put my livelihood in the hands of a zoning board that has the right to reject my "request for a use variance" and shut me down. Section 5-413 to 5-432.

With all this said, I hope the board will view in my favor and grant my special request for a "Use variance" so that Andy's Carryout can be a part of the revitalization of Georgia Avenue and be an intricate part of the community!

Thank you,



Rui E Lu

Owner

RECEIVED
CITY OF ZONING
2011 SEP 19 PM 2:35