

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



December 8, 2011

Julius Bell
715 Euclid Street, N.W.
Washington, DC 20001

Re: Lot 0047 in Square 2884
715 Euclid Street, N.W.
(First Floor)
Zoned R-4

RECEIVED
D.C. OFFICE OF ZONING
2012 JAN 27 PM 2:17

Dear Mr. Bell:

Your certificate of occupancy application #CO-1200571 filed to use the subject premises as "a fast food establishment" is disapproved due to the need for Board of Zoning Adjustment approval. The property for purposes of zoning is classified as **R-4** which does not allow your proposed use. You may, however, request a variance from the permissible use provisions (DCMR Title 11, Section 330.5). The variance must be obtained through a public hearing before the Board of Zoning Adjustment.

The Board has authority to grant variances under provisions of DCMR Title 11, Section 3107.2 which reads as follows:

"As set forth in D.C. Code, Section 5-424(g)(3), 'Where by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the original adoption of the regulations or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of any regulation adopted under D.C. Code, Sections 5-413 to 5-432 would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property, to authorize, upon an appeal relating to the property, a variance from the strict application so as to relieve the difficulties or hardship; Provided, that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.'"

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18351

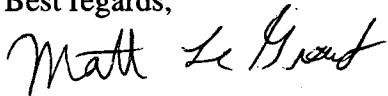
EXHIBIT NO. 5

1100 4th Street, SW 3rd Floor Washington, D.C. 20024
Phone: (202) 442-4576 Fax: (202) 442-4871

Board of Zoning Adjustment
District of Columbia
CASE NO. 18351
EXHIBIT NO. 5

This letter must be presented to the Office of Zoning which staffs the Board of Zoning Adjustment, in Room 210, 441 4th Street, N.W. If your request is granted, a new certificate of occupancy application must be filed.

Best regards,

A handwritten signature in black ink that reads "Matt LeGrant". The signature is written in a cursive, flowing style.

Matt LeGrant
Zoning Administrator