

To whom it may concern:

The Atlas District Veterinary Hospital at 1326+1328 H St NE has applied for Variance Relief from Number of Parking Spaces Required.

- 1) Exceptional Situation Resulting in a Practical Difficulty
 - a) Our property, 1326+ 1328 H St NE, is a property that is surrounded by private property with buildings on either side and private property behind us. The subject property pre-dates the zoning regulations (1958) and was developed prior to any off street parking requirements. There is no way to reasonably create parking spots on premises. Therefore the existing development of the site results in an exceptional situation resulting in a practical difficulty for the applicant to provide on site parking.
- 2) No Substantial Detriment to the Public Good
 - a) Our veterinary hospital operates with a staff of less than 10 people and typically less than 3-5 clients at any given time. Currently 85-90% of our clients and staff live in the neighborhood and walk or use public transportation to reach our facility. The applicant expects these numbers to remain similar as we anticipate slow growth of our hospital and also expect to remain primarily a neighborhood clinic.
 - b) H St NE has significant metered parking on our block and parking spaces during our hours of operation have been plentiful.
- 3) No Substantial harm to the Zoning Regulations
 - a) The variance to reduce the parking to zero would not result in substantial harm to the Zoning Regulation because the majority of the employees and clients live within the neighborhood, and the applicant expects that this ratio would continue following the anticipated rate of growth.

Please let us know if we can be of further assistance in this matter.

Sincerely,



Matthew Antkowiak, DVM



Christopher Miller, DVM

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18373

EXHIBIT NO. 29

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