

Existing Structure and Intended Use

The structure, 641 G Street SW, was acquired in 1977 to be used as a residence and dental office. It is a 2400 square foot building divided by three levels or three floors. The two upper floors are used as primary residential living quarters and the bottom or first floor is used for office space.

The office space measures less than 800 square feet excluding the stairwell foyer entrance to the residential quarters. The second and third floors are living quarters. The second floor is represented by a dining room, kitchen and a living room area. The third floor has three bedrooms and two baths.

The first floor is used as office space with rear entrance for patient use. This is not a below ground basement floor. The entire building is above ground.

The intended use for the office space is for the practice of dentistry and sedation anesthesia. There is a requirement for having an anesthesia assistant for safety and efficiency to protect the patient. This is essential and required to treat patients with anxiety and apprehension for dental procedures. An anesthesia assistant is required by specific regulation guidelines to achieve a necessary standard of care crucial to practice sedation anesthesia.

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CASE NO. 18440

EXHIBIT NO. 3