

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



June 25, 2012

Han Young Kwak
300 11th Street, S.E.
Washington, DC 20003

Re: Lot 0812 in Square 0990-S
300 11th Street, S.E.
(1st Floor)
Zoned R-4

RECEIVED
D.C. OFFICE OF ZONING
2013 AUG 30 AM 3:04

Dear Han Young Kwak:

Your certificate of occupancy application #CO-1202276 filed to use the subject premises as "Pick up Dry Cleaners/ Laundromat" 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 3103.2 which reads as follows:

" With respect to variances, the Board has the power under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(3)(2001) (formerly codified at D.C. Code § 5-424 (g)(3) (1994 Repl.)), "[w]here, 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. Official Code §§ 6-641.01 to 6-651.02 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. 18473
EXHIBIT NO. 4

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. 18473
EXHIBIT NO. 4

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.

Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date this memo.

Best regards,


Matt LeGrant
Zoning Administrator

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