

From: Joshua Glickman

Re: Response to Form 120 Item 5(E)

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D.C. OFFICE OF ZONING

2012 DEC 19 PM 12:36

***This application meets specific tests.***

This application meets specific tests for special exception including each parking space is 9'x19', and the aisle is 14' wide. The minimum vertical clearance for parking spaces and entrance/exit and aisles exceeds 6'6" (See DCMR Chapter 11-21, Title 11, Rule 11-2115).

***Financial hardship for the owner in using the property consistent with the Zoning Regulations:***

The intended use, in particular, the ability to receive reasonable rental income, would end, or at the least, significantly mitigate Applicant's financial hardship with regard to the significant financial and other resources necessary to maintain and improve the usefulness, aesthetics, and security/safety of the Lot; continued maintenance and improvement of the usefulness, aesthetics, and security/safety of the Lot directly benefits the adjacent areas of the neighborhood in addition to providing the very desirable and valuable service of secure/safe parking in a neighborhood in which parking is quite scarce.

In addition, Applicant consulted DCRA prior to purchasing the Lot; when Applicant described the intended use to a DCRA representative, the DCRA representative stated that building garages on the Lot would be okay, which implied that renting out would be okay due to the number of cars the garage(s) would be able to hold; Applicant then purchased the Lot in reasonable reliance on the aforementioned statement of the DCRA representative.

***Allowing the use will not adversely affect the use of the neighboring property – ie. traffic, noise, lighting, etc.***

Granting the application will not adversely affect the use of the neighboring property with regard to traffic, noise, lighting, etc. With regard to the existing use, Applicant is not aware of any problems or complaints with regard to traffic, noise, lighting, etc. With regard to the intended use, there will not be any changes that would be to the detriment of the public good with regard to traffic, noise, lighting, etc. In fact, the intended use will improve the quality of life for residents by providing additional parking resources.

***The proposed special exception will be consistent with the general intent and purpose of the Zoning Regulations and Map.***

The proposed special exception will be consistent with the general intent and purpose of the Zoning Regulations and Map; the proposed special exception will (1) not interfere with the adjacent residents quiet enjoyment of their residential property and (2) will enhance the neighborhood by creating an economically sustainable, low profile parking resource in a neighbor where parking is very scarce.

***Applicant would be willing to accommodate the neighbors by providing any reasonable improvement/adjustment***

Applicant would be willing to accommodate the neighbors by providing any reasonable improvement/adjustment to the application and/or proposed use that would be necessary for this application to be granted.

BOARD OF ZONING ADJUSTMENT  
District of Columbia  
CASE NO. 18513  
EXHIBIT NO. 4

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18513  
EXHIBIT NO.4