

Jill and Blaise Marion
1116 K Street NE
Washington, DC 20002
DCRA BZA Case # FY-10-44-Z

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Existing and Intended Use of the Structure

Square N-980 Lot 7 has always historically housed 2 separate structures since they were first built in 1910. The original zoning for the lot was C2-A.

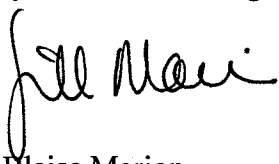
The 1st structure, on proposed Lot 7-A, was the main residential dwelling of the original owner Karman Bretler and his family. This dwelling had an address of 1116 K Street NE.

The 2nd structure, on proposed Lot 7-B, had a commercial use as the family's business, "K. Bretler Groceries, Meats and Provisions." The address of this structure is listed from the early 1900's to the 1940's with the Sanborn Map Company, the Washington Post, DC Business Directories and with Pepco as 1109 Florida Avenue NE (See Washington DC Maps, Volume 2, 1904, DC Business Directories, 1910, 1920, 1930, 1940, 1948, and Robber's Bullet Hits Daughter of Grocer, 1926).

The zoning for the lot changed to R-4 in 1994 pursuant to zoning commission order # 753. The 2nd owners let the structure on proposed Lot 7-B go vacant and fall into disrepair, and for unknown reasons, DCRA has no record of 1109 Florida Avenue address in their current file database. It is currently contributing to the neighborhood blight as a local dumping zone for trash.

We are the 3rd owners of Square N-980 Lot 7 since 1910 and we would like to restore the building for a residential purpose in conformity with the current R-4 zoning. Our intent is to use the structure as an in-law apartment or a rental property, with a separate address and separate utility hookups. In fact, Pepco and Washington Gas both have records of discontinued accounts at 1109 Florida Avenue, and Pepco has informed me that they have a dedicated manhole that serves only the structure on proposed Lot 7-B. Our intent is to restore the original address of the 2nd structure on Lot 7-B to 1109 Florida Avenue NE. We would use the 1st structure on Lot 7-A as our primary residence. We have shown the immediate neighbors the architectural plans and elevations, patterned after both the original structure and those like it (see Michael Peter, Jr. Groceries & Provisions, and Photo #1 & 2 of Grocers' circa 1920) and the neighbors agree that restoring the structure for residential use would improve the appearance of the neighborhood (See Petition for the Restoration of 1109 Florida Avenue, 2007). 1109 Florida Avenue NE has also been the subject of an article published in the Washington City Paper urging the urban revitalization of vacant structures (See Sign Languish, 2006). Finally, the owners directly adjacent to the property, Mr. Eugene Lyons (1114 K Street NE) and Mrs. Iveracottis Short (1118 K Street NE), fully support the architectural plans and intended use of the structure.

Thank you for considering our case,



Jill & Blaise Marion



BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18527
EXHIBIT NO. 3

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