

Proof of Variances

2020 Shannon Place SE, Washington, DC 20020

February 22, 2013

Board of Zoning Adjustment
District of Columbia - Office of Zoning
441 4th St. N.W. Ste. 200-S
Washington, D.C. 20001

Regarding: 2020 Shannon Place SE, Washington, DC 20020
Zoning C-M-1
Request for Area Variance and Parking Relief

RECEIVED
D.C. OFFICE OF ZONING
2013 MAR 26 AM 9:27
JES
JYS

Dear Sir / Madam,

On behalf of the property owner of 2020 Shannon Place SE, Washington, DC 20020, I am writing to request a variance for the above property.

1- Parking Variance

The existing building which was constructed prior to 1958 as warehouse occupies 100% of the lot and with no parking spaces provided on the lot. Pursuant to section 2101, the proposed use requires 1 parking space for each 10 seats for the first 10,000 seats. The proposed theater will have 150 seats requiring a total of 15 parking spaces.

We would like to apply for the parking relief for the following reasons:

- The existing structure currently occupies 100% of the lot making it technically infeasible to provide parking to satisfy the current zoning regulations. The proposed theater use is a permitted use as a matter of right and the use meets all zoning requirements except for parking. The proposed adaptive reuse of the property will be primarily an interior renovation project with some minor exterior work.

In support of the parking relief, this property is located within a ½ mile from the Anacostia metro station. There are 3 bus routes with over 90 daily trips within 500 feet of the property running along Martin Luther King Jr Ave. In addition, the property is located near the Potomac Ave-Skyland Circulator bus route, where the buses run on a 10 minute cycle.

- Granting this application will not be of substantial detriment to the public good. The adaptive reuse of the existing building will have the least environmental impact. The proposed use will enhance the existing art and culture in Anacostia by providing a state of the art facility to showcase the vibrant culture. Activating Shannon Place will provide a positive contribution to the safety, sense of community and the public good.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18547

EXHIBIT NO. 3

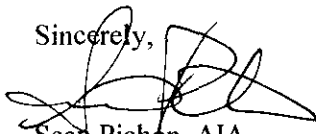
PGN Architects, PLLC
210 7th St. SE, Suite 201
Washington, DC 20003

Board of Zoning Adjustment
1 District of Columbia
CASE NO. 18547
EXHIBIT NO. 3

- Granting this application will be consistent with the general intent of the Zoning Regulations and the Comprehensive plan. As stated above, the adaptive reuse will be in full compliance except for parking relief.

Please do not hesitate to contact me with any questions. Your considerations would be greatly appreciated!

Sincerely,



Sean Pichon, AIA
Member
PGN Architects, PLLC
(202) 822-5995 x312

s.pichon@pgnarchitects.com

REC'D
D.C. OFFICE OF ZONING
2013 MAR 26 AM 9:27
Kerby