

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



January 11, 2013

Higher Development Academy, Inc.  
1125 Neal Street, NE  
Washington, DC 20002

Re: Lot 0819 in Square 4065  
1125 Neal Street, N.E.  
(1<sup>st</sup>, 2<sup>nd</sup> Floors)  
Zoned R-4

RECEIVED  
D.C. OFFICE OF ZONING  
2013 MAY 13 AM 10:30

Ladies and Gentlemen:

Your certificate of occupancy application #CO-1300828 filed to use the subject premises as a "Vocational school" 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 (DCMR Title 11, Section 330.4) to allow the use. The variance must be approved by 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. 18601

EXHIBIT NO. 5

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.

Best regards,

A handwritten signature in black ink, appearing to read "Matt LeGrant", with a stylized flourish at the end.

Matt LeGrant  
Zoning Administrator