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Real Estate | Zoning | Land Use

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October 15, 2013

By E-Mail Submission

Lloyd Jordan, Chairman
Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: **BZA Application No. 18610; 1063 Rear Wisconsin Avenue, NW; Square 1199, Lot 48; Post-Hearing Submission.**

Dear Chairman Jordan and Members of the Board,

I am writing on behalf of the Applicant in BZA Application No. 18610. At the conclusion of the BZA hearing for this case, the Board left the record open for a submission by Mr. Harry Schnipper, a representative of Blues Alley Jazz Club, the tenant of the adjacent property. Mr. Schnipper's concern was based on his belief that the necessary hook-up for the subject property would impact the use of his business. His request was that he be provided more time to learn more about the BZA application.

To our knowledge, Mr. Schnipper has not filed an additional submission. Diane Simpson Webber, an owner of the subject property that attended the hearing, has informed me that Mr. Schnipper called her to tell her that after learning more about the application, he does not wish to oppose the variance request and he looked forward to cooperating with the property owner in the future.

To summarize the merits of the Application: the application has no opposition; and it enjoys the full support of ANC 2E. The property is extremely unique as a result of the history and use of the buildings, as well as its location on a 10-foot alley surrounded by commercial uses. Use of the second floor for residential purposes is not only a practical difficulty as a result of the building's condition and location, but it is not even permitted under the Zoning Regulations because of its location on an alley lot. The full use of this building will bring an unproductive building to productive use, and otherwise will not be a detriment to the public good or the zone plan.

Now that Mr. Schnipper's questions have been answered apparently to his satisfaction, the Applicant respectfully requests that the Board approve the Application.

Respectfully,



Martin P. Sullivan

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

18610

EXHIBIT NO.

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