

2013 OCT 30 PM 1:59

October 29, 2013

Statement of Leonard & Leticia Long – Pursuant to DCMR Title II 3103.7(6)

**In Re: BZA Case 18629, 2028 4th Street, NE Request for a use
Variance to permit an indoor cycling fitness studio in a residential zone.**

To Board of Zoning Adjustment:

As the Board of Zoning Adjustment can see from the photographs submitted herein, the subject property is rectangular in shape with dimensions of 54ft x 22ft and has a brick and stone exterior. The property consists of 2900 square feet of useable space which is divided by two (2) separate entrances. The first floor which consists of 1200 square feet is an open space; and will house the intended cycling studio. The second floor consists of approximately 1200 square feet which has been built out by the previous owner to contain 4 offices (A certificate of occupancy had been previously issued to allow the previous owner to maintain that space as offices). The basement consist of approximately 500 square feet of space.

Taking the aesthetics of the building into consideration we submit that the strict application of a zoning regulation would result in exceptional and undue hardship in that:

1. We would be required to convert a structure that clearly was never intended to be a single family resident into a single family resident at substantial cost (see cost estimate filed herein) in order to conform with the zoning regulations. To require us to make such a conversion would result in exceptional and undue financial hardship.
2. From all indications the property has never been used as a residential property. It appears to have been vacant for at least eight (8) years prior to the date of purchase, 4/19/2013. (Having been previously used as a convenience store and church and most recently renovated within past two years to accommodate a daycare center and business offices). To require us to convert this structure to a single family residence would result in exceptional and undue hardship, whereas, here the property was never intended to be or was ever previously used as a residential property.

3. We already own a home in Washington, DC in which we have lived for 18 years with no plans of moving. To require a conversion of the subject property to a single family residence rather than grant the requested use variance would result in exceptional and undue hardship, in that we would have to maintain two (2) houses in the District at considerable cost and inconvenience. Moreover, aesthetically, the subject property is ugly and is unappealing as a single family residence. As such, strict application of a zoning regulation would result in exceptional and undue hardship with the strict application of a zoning regulation.
4. The cost of conversion of the subject property to a conforming use, i.e. single family residence is conservatively estimated to be \$172,000 which we submit is cost prohibitive. We do not have \$172,000 on hand nor do we have any realistic means of acquiring the money necessary to convert the property. As to the exorbitant cost of conversion a strict application of a zoning regulation would result in exceptional and undue hardship.
5. The current interior configuration of the property (as modified by the previous owner) is ideally suited for an indoor cycling studio and offices. Leticia Long is a professional Cyclist trainer who derives substantial income and pays significant taxes to the District of Columbia from the income derived from cyclist training. The local ANC has approved the proposed use and our neighbors have graciously welcomed the idea of a cycling studio in the neighborhood. As to the intended use of the subject property a strict application of a zoning regulation would result in exceptional and undue hardship. A strict application of a zoning regulation would deprive the owner of the potential to maximize income and deprive the District of income taxes.
6. The proposed use of the subject property i.e. Cycling Fitness Studio and offices is in line with the mission of the The District of Columbia to make it (The District) walkable, bikeable, environmentally livable, a globally competitive and substantial city. The strict application of a zoning regulation would result in exceptional and undue hardship, in that the owners would be forced to sell the property or leave it vacant due to the financial inability to convert the subject property to a conforming use. Moreover, leaving the subject property vacant

would result in exorbitant vacant property taxes which will undoubtedly be assessed by the District of Columbia.

Leticia Long 10/30/13 Leonard Long 10/30/2013

PUBLIC NOTICE

OF BOARD OF ZONING ADJUSTMENT HEARING

APPLICATION NO.

114-22

OF

Levin Lane

THE BOARD OF ZONING ADJUSTMENT OF THE
DISTRICT OF COLUMBIA WILL HOLD A PUBLIC
HEARING ON DATE 229-2, ONE EIGHTY-
NINE, 414 STREET, N.W. ON 11/11/73
AT 10:00 A.M. TO CONSIDER PROPOSAL FOR

NOTICE: The Board of Zoning Adjustment of the District of Columbia is a public body and its proceedings are open to the public. Any person wishing to appear at the hearing should file a written statement of the issues to be presented at least 10 days before the hearing. The Board will consider the statement and the proposal at the hearing. The Board's decision is final and subject to appeal to the District of Columbia Court of Appeals.