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October 28, 2013

Mr. Richard S. Nero
Deputy Director of Operations
Office of Zoning
District of Columbia
441 Fourth Street, N.W. Room 200/210
Washington, D.C. 20001

Re: BZA Application #18667 Dental Office, 45 Franklin Street, N.E. Square 3500 Lot 124

Dear Mr. Nero;

I have obtained support from many of my neighbors, patients of the community and the ANC 5E Commissioners have voted unanimously to support the use variance I am seeking. The purchaser Dr. Enrique Matarbar has agreed to operate the dental office the same as it has under my ownership. He additionally will have his father live in the residence upstairs as it is only suited for single occupancy and not for a family or more than one or two persons.

1. The use of the premises shall be limited to a single family dwelling upstairs on the Franklin Street side with the dental office on the Michigan Ave level down below without any alteration to structure or design. It was built in 1932 as a dental office and has operated as such since it was originally constructed. It is the only building in the neighborhood with such a unique design and construction.
2. The number of employees in the dental office shall not exceed four, no more than two of which may be dentist.
3. The hours of operation of the dental office shall not exceed from 8:00 A.M. to 4:30 P.M. Monday through Friday, except for emergency treatment.
4. The number of patients shall not exceed fifteen per day.
5. There shall be no fewer than five parking spaces provided on site.
6. The purchaser agrees to insure that the office will continue to provide the community and the public with the convenience of a community dental office if the variance is granted.

St.Elmo W. Crawford Jr. D.D.S. BOARD OF ZONING ADJUSTMENT
District of Columbia

Enrique A. Matarbar
Enrique A. Matarbar D.D.S.

CASE NO. 18667
EXHIBIT NO. 20

Enrique Matarbar D.D.S.

Board of Zoning Adjustment
District of Columbia
CASE NO.18667
EXHIBIT NO.20