

**APPLICATION FOR VARIANCE (USE)
45 FRANKLIN STREET, N.E.
WASHINGTON, D.C. 20002**

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I St.Elmo W. Crawford Jr. the owner of 45 Franklin St. N.E. wish to have a use variance for the property presently residential to continue the use of the property as a dental office. It was originally constructed by a doctor for use as an office. It was sold to me by a dentist who maintained a practice in the building for over 30 years. I purchased the building from him and have practiced dentistry as well in the building for over 27 years. The dental office has a separate entrance on Michigan Avenue N.E. and a residential entrance on Franklin Street, N.E.. It is a corner lot with 5 parking spaces in the rear of the building close to the Michigan Avenue office entrance. It has served the community as a dental office close to the Washington Hospital Center, Children's Hospital, Veterans Hospital, and the National Rehabilitation Hospital. It is convenient for the students and faculty of Catholic University and Trinity College across Franklin Street from the dental office. Many of the residents of the neighborhood are patients of record in this office. It would create an extreme hardship if I were not able to complete the sale of the building to a younger dentist who will continue the practice. Therefore I would like to seek a use variance for the sale of the property.

Thank you for your consideration.


St.Elmo W. Crawford Jr.

**BOARD OF ZONING ADJUSTMENT
District of Columbia**

CASE NO. 18667

EXHIBIT NO. 4

**Board of Zoning Adjustment
District of Columbia
CASE NO.18667
EXHIBIT NO.4**

**BURDEN OF PROOF FOR VARIANCE
45 Franklin Street, N.E.
Washington, D.C. 20002**

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Regarding Section 3103.2

- 1. The physical characteristics of the property will not be changed in shape, size, topography, or soil. The structure will remain in its present state without exception.**
- 2. The granting of this application will not be of detriment to the public good. It has been a dental office for over 40 years and has served the community and neighborhood as a health care provider making access to dental care convenient to the neighborhood and community. There will be no impact on traffic, lighting, or noise.**
- 3. The granting of this application will NOT be inconsistent with the general intent and purpose of the Zoning Regulations and Map. The dental office will only occupy the ground floor of the building on the Michigan Avenue side with separate entrance and the residential appearance and residential area upstairs will remain the same.**