

A. DCRA Referral Memorandum

See Attached

B. A Plat, drawn to scale and certified by the D.C. Office of the Surveyor

See Attached. Please note that we are not contemplating any exterior alterations to the property. Thus, the documents shown reflect the current boundaries and structure of 300 M Street SW. We have also included the plat supplied as part of the property's official record with CAC.

C. Architectural Plans

N/A. We are not contemplating any structural changes or any exterior alterations to the property. Thus, DCRA staff advised that we did not have to include any architectural plans

D. A detailed statement of existing and intended use of the structure

The current use of 300 M Street SW, Unit NG#2 under the District of Columbia's zoning regulations is that of a residence within Carrollsburg, A Condominium (CAC). #NG2 is a ground-floor unit with its entrance directly from the sidewalk. However, it remained unoccupied for some time under the previous owner. As is evident from its prior Certificate of Occupancy application (See section I), its prior use was for that of storage. Under the CAC bylaws, #NG2 is allowed to be used for any legal commercial purpose compliant with all D.C. regulations. 300 M Street SW has another ground-floor unit, similar to #NG2, which houses a public dry cleaner.

We intend to use of 300 M Street SW, Unit #NG2 is as a yoga studio ("M Street Yoga") to benefit the Southwest DC/Waterfront community. The CAC community is home to more than 400 condominium units. According to our research, a substantial portion of M Street Yoga's clientele will derive from CAC residents and will provide a benefit to CAC residents first and foremost.

The physical characteristics of the property as described below make it a natural use for an otherwise awkwardly situated spot. There will be room for two (2) yoga studio spaces to hold a variety of yoga and pilates classes throughout the week. There will not be shower facilities offered at the studio, simply private changing areas and appropriate restroom facilities, along with a coatroom and check-in area. Through a carefully structured class schedule, there will be classes that cater to all skill levels, as well as special needs practitioners like cancer survivors. There will also be a strong yoga therapy component meant to serve current and former U.S. military personnel.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18698
EXHIBIT NO. 4

E. A detailed statement explaining how this application meets the three-part test identified in the Zoning Regulations.

(1) The physical characteristics of 300 M Street SW, Unit #NG2 creates a financial hardship for the owner in using the property consistent with the Zoning Regulations. This ground-floor property is surrounded on all sides by floor-to-ceiling windows and every room has at least one glass door exit that opens onto the sidewalk and common walkways. The 17-foot ceilings, the large cement beams that run the length of each room's ceiling, and the expanse of windows to the outside combine to give every room a "fish tank" quality where passersby would otherwise think the property was not a residential space. In fact, at night, community walkways that surround the property are fully illuminated by community-operated fluorescent lighting that pours into every room in the unit. The exposed nature of the property and constant invasion of outside light thus leaves little sense of privacy or feeling of personal space consistent with a residential dwelling. As a result, the property is justifiably uninhabitable as a private residence and would be extremely difficult to live in or lease out. On the interior, a prior owner outfitted the main room with mirrors all around the space, further removing a sense of residential occupancy and adding to its commercial essence (Anecdotally, we understand this was used as a personal fitness studio, albeit unofficially.) Without the ability to live in or gain revenue from leasing out the property as a residence, it is absolutely essential the owner be allowed to use the property for another purpose or risk extreme financial hardship due to lack of occupancy.

(2) Granting the application will not be of substantial detriment to the public good, especially with respect to issues like traffic, noise, or lighting. The desired use of the property as described above (i.e., a yoga studio) would create no corresponding increase in automobile traffic as the preponderance of customers would arrive on foot or via the DC metro. Yoga, itself a contemplative and harmonious practice, does not add to an area's noise level in any meaningful way. There are no special lighting requirements and, as noted above, the community already operates nighttime light that is consistent with that of a public space. The condominium that houses the unit, Carrollsburg, A Condominium (CAC), fully supports the operation of the yoga studio provided that it operates within the bounds of CAC's heavily regulated covenants and bylaws with respect to signage, advertising, and other outward indications that there is a business operating inside.

(3) Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map. Notably, the property is permitted under the bylaws of its condominium association to be used as a commercial space. The property's last Certificate of Occupancy (see below) dates to 1993 and reflects its then-use as a storage facility for the condominium association. Essentially the property did not become a residential unit until the condominium association sought to change its use. Meanwhile, the bylaws had envisioned the space as a non-residential one. Also of note, there is another ground-floor commercial unit with only exterior access at the other end of the building in which #NG2 is located, this

unit currently houses a dry cleaner. A yoga studio in this space does not necessitate any changes to the outward appearance of the neighborhood or its existing structures and is consistent with the quiet enjoyment of the area in which it is located.

F. Color images

See attached.

G. Names and mailing addresses of all owners within 200 feet.

See attached.

H. The name of any individual who has a lease with the owner.

None. Pamela Fierst owns 300 M Street SW, #NG2 and is the applicant for her yoga studio, M Street Yoga.

J. Copy of recent Certificate of Occupancy.

See attached.