

November 13, 2013

District of Columbia
Office of Zoning
441 4th Street, NW #200
Washington, DC 20001

JK ENTERPRISES, INC
John Kelsey, Jr.
2712 11th Street, NW
Washington, DC 20001
301.466.6365

Zoning Representative

I am writing this letter in reference to the instruction of application for variance section E (A detailed statement explaining how this application meets the specific test identified in the Zoning Regulation variance)

The proposed structure at 2712 11th Street NW is located in Zone R-4, a residential area in the Columbia Heights neighborhood. Square 2859-Lot 855.

According to the instruction there are three main test questions to determined consideration in the approval steps for the proposed business.

1. The physical characteristics of the property:
 - a. makes it difficult for the owner to use the property in compliance with the zoning regulations.
 - b. creates financial hardship for the owner in using the property consistent with the zoning regulations.

The proposed structure is a one level commercial building that was a grocery store that closed in 1968. It was reopened into a drycleaners in 1969, closing in the 1980's. This property was constructed for that primary use for some sort of business. If the property is used in compliance with the zoning regulations enforced, the building will have to be reconstructed into a residential dwelling. This will create a financial hardship for the owner because of the cost involved with the construction.

2. Granting the application would not be a substantial detriment to the public good.

Adjacent to the proposed property is a Laundromat located at 2710 11th Street, NW. This property is owned and the business is operated by the applicant as well. Since this is an established business that has been in operation since 1998, most of the

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customer base is from the community. With approximately 80% of the customers walking to the Laundromat, with the other 20% driving. Additionally, for the customers that drive, there are 3 parking spaces in the rear for their use if needed. A dry cleaner would compliment the Laundromat and should not increase any more foot or vehicle traffic based on the customers that already use the Laundromat. There should not be any external factors affecting the opening of a dry cleaners.

3. Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulation and Map.

A dry cleaners would not have an adverse affect upon the present character and future development of the neighborhood and would not substantially impair the purpose, intent, or integrity of the Zoning Regulations and map.

While considering this application, if you have any questions please fell free to contact me. I thank the Zoning Board in advance for your consideration in this matter.

John Kelsey
President

A handwritten signature in black ink, appearing to read 'J. Kelsey', written over the printed name and title.