

E. A DETAILED STATEMENT EXPLAINING HOW THIS APPLICATION MEETS THE SPECIFIC TESTS IDENTIFIED IN THE ZONING REGULATIONS FOR VARIANCE (AREA AND/OR USE), SPECIAL EXCEPTION OR OTHER SPECIFIC RELIEF BEING SOUGHT.

1. The proposed special exception will increase the area variance by only 6.8%. We do not wish to undermine the importance of the zoning regulations by any means, but this slight increase, we believe, will provide greater use for the building and the community while still keeping the general intent and purpose of the zoning regulation in high regard.
2. The proposed variance is occurring on a side of the building which is vacant. There are no adjoining row houses or buildings that will be impacted physically. Furthermore, the proposed variance will eliminate an exterior nook of the building which has often times over the years provided a hiding spot for drug users. A year ago we petitioned the city to remove the abandoned library next to the property which was riddled with drug users and paraphernalia. Now, many of those same objects are found in this hidden corner of our property. A fence can only do so much. We are hoping that extending the building by this small percentage will eliminate that small alcove once and for all. The area is not adjacent to the street, it is towards the back of the building, and will have no impact on traffic. Noise will be a minimal impact as the area in question is adjacent to a large vacant lot (photo attached) and lighting will not be impacted at all.



BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18709
EXHIBIT NO. 5

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