

JORDAN & KEYS, PLLC

ATTORNEYS AT LAW

SUITE 317

910 SEVENTEENTH STREET NW

WASHINGTON, D. C. 20006

(202) 483-8300

FACSIMILE (202) 328-6153

gkeys@jordankeys.com

GEORGE R. KEYS JR. *

*Also Admitted in Maryland

OF COUNSEL

HAROLD E. JORDAN

May 6, 2014

VIA E-MAIL TRANSMISSION

bzasubmissions@dc.gov

Lloyd Jordan, Esq., Chairman
District of Columbia Board of Zoning Adjustment
441 4th Street, N.W. - Room 210 South
Washington, D.C. 20001

Re BZA Application No. 18760 – 1412 4th Street, S.W.

Dear Mr. Jordan

This firm represents Channel Square Housing LLC (the "Applicant"), the owner of the real property located at Lot 0024, Square 547. The Applicant has applied for a use variance to permit the existing nonconforming use of a portion of the first floor of the building (approximately 4,625 sq. ft.) located at 1400-1436 4th Street, S.W. within the R-3 Zoning District and known as 1412 4th Street, S.W.

Pursuant to § 3113.8 of the Board of Zoning Adjustment Supplemental Rules of Practice and Procedure, the Applicant herewith submits the enclosed information as a supplement to its application for special exception.

Correction to the Application's Request for Relief

BZA Form 120 submitted with the Applicant's application described the requested relief as a use variance permitting use of the subject property as "nonprofit offices." The Applicant's intent was to confirm the continued use of the subject property by the existing tenant. It has recently come to the attention of the Applicant that the existing tenant, Career Team, LLC, although performing a governmental function in offering employment services to TANF recipients under contract with the D.C. Department of Employment Services, is, in fact, a for-profit entity. To the extent that the publication in the *D.C. Register* and notices posted at the property and

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District of Columbia

CASE NO. 18760

EXHIBIT NO. 27

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mailed to property owners within 200 feet of the subject property make reference to the requested relief as "nonprofit offices", the reference is therefore inaccurate. The application should be amended to request use variance relief to continue the existing use as "offices." It is, however, the view of the Applicant that such an error is inconsequential and of no practical effect in terms of the Zoning Regulations. Neither the existing use nor the use as nonprofit offices is permitted as a matter of right in the R-3 zoning district. Both are, in fact, first permitted in the SP zoning district and, as such, for the purposes of § 2003 1, they are essentially fungible uses.

Accordingly, the Applicant hereby requests that the application's request for relief be amended to acknowledge that the existing use of the subject property is an office use and not nonprofit offices.

Respectfully submitted,


George R. Keys, Jr.
Counsel for the Applicant

cc Karen Thomas (OP)
Nancy L. Hooff
Advisory Neighborhood Commission 6D