

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



March 26, 2014

Joseph Teshome
1514 15th Street, N.W.
Washington, DC 20009

**Re: Lot 0036 in Square 0333
1931 11th Street, N.W.
Washington, D.C. 20009
(First Floor)
Zoned R-4**

Dear Mr. Teshome:

Your certificate of occupancy application CO1400166 filed to use a portion of the subject premises as a "Parking lot with nine (9) parking spaces" is disapproved due to the need for Board of Zoning Adjustment relief.

The property for purposes of zoning is classified as **R-4** which does not allow your proposed use. You may, however, request a variance from (DCMR Title 11, Section 330.5) to allow the use. The variance must be approved by the Board of Zoning Adjustment.

The Board has authority to grant variances under provisions of DCMR Title 11, Section 3103.2 which reads as follows:

" With respect to variances, the Board has the power under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(3)(2001) (formerly codified at D.C. Code § 5-424 (g)(3) (1994 Repl.)), "[w]here, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the original adoption of the regulations, or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of any regulation adopted under D.C. Official Code §§ 6-641.01 to 6-651.02 would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property, to authorize, upon an appeal relating to the property, a variance from the strict application so as to relieve the difficulties or hardship; provided, that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map."