

2018

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

I. Description of the Property and Relief Sought.

This statement is submitted on behalf of 2737 Sherman Ave NW LLC (the “Applicant”), the lessee of the property located at 2737 Sherman Avenue, NW (Square 2885, Lot 100) (the “Property”), in support of variance relief from the R-4 zone use restrictions under 11 DCMR § 330.4.

The Property consists of a small lot located at the southeast corner of Sherman Avenue and Girard Street. The Property is a single lot of record with 935 square feet of land area. It is improved with a small two-story building (the “Building”), which appears to have been originally constructed as a retail use, and which has been used as a grocery store for many years. The Property is located within the R-4 zone district. The Building is currently vacant, and was most currently used as a grocery store on the first floor, with open space on the second floor. The first floor consists of an open floor plan with two bathrooms used for retail purchases as they have no showers. The second floor has no internal walls, and no bathroom or kitchen, and it does not appear to have been used for residential use. The surrounding area is otherwise generally characterized by residential row houses. The previous grocery use was a legally non-conforming use, according to various certificates of occupancy attesting to the legal use over the years. However, because the Building has been vacant for about five (5) years, the nonconforming use was extinguished, and a use variance is required to restore any nonresidential use.

II. Proposed Use.

The Applicant proposes to use both floors of the Building as a restaurant. The proposed restaurant proposed will be cater primarily to the surrounding neighborhood and is expected to provide service during lunch and dinner hours with extended service on Fridays and Saturdays.

A proposed floor plan is attached hereto in Section C of the Form 120 application. The Applicant is currently coordinating with its respective ANC on proposing operating hours. It is expected that most restaurant staff will use public transportation, or walk or ride a bike to work.

The Applicant expects that the restaurant will serve as a convenient meet and greet space for the neighborhood, and will be an excellent adaptive re-use of this long-vacant property. The use is intended to be primarily a neighborhood-serving establishment, attracting primarily local residents. The restaurant use here would provide a vibrant use in a location that would benefit greatly from the restoration and use of this Property. The Applicant has already secured approval for an ABC license for the sale of alcohol in conjunction with the restaurant use. ABRA had requested a certificate of occupancy upon BZA approval in order to issue their final ABC license.