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**TESTIMONY OF DLW LLC - AUTHORIZED AGENT
BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

Case No. 19005 – 2345 Martin Luther King Jr. Ave SE

LLOYD JORDAN, CHAIR

**441 4TH Street, NW, Washington, DC 20004 - Suite 220S
Tuesday, June 9, 2015 – 9:30 AM**

Good morning, Chairman Jordan and members of the Board of Zoning Adjustment. My name is Derrick Lanardo Woody, CEO of DLW LLC Real Estate and Land Use Advisory Services. Dr. Jason H. Yoon (“Applicant”) is my client.

This Special Exception request from Applicant, owner of 2345 Martin Luther King Jr. Avenue SE, Washington, DC 20020, also known for tax and assessment purposes as Square 5790 Lot 40 (“Property”), is to provide parking for medical offices located on the Property. Dr. Yoon is a long term investor in historic Anacostia and has had his medical office in this community for 37 years—nearly four decades. His general practice medical office is the only one remaining in Anacostia and provides much needed care for residents in eastern Washington. The majority of patients arrive by the nearby Anacostia Metrorail station or the Metrobus stop immediately in front of the Property.

Applicant seeks a special exception largely as “corrective action” to remedy incorrect direction given by a District regulatory official and to bring existing medical offices into compliance with (a) zoning and (b) certificate of occupancy (“CofO”) requirements. Applicant first must receive a special exception to the number and location of parking to be provided before applying for a new CofO.

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Board of Zoning Adjustment
District of Columbia
CASE NO.19005
EXHIBIT NO.29

Per the District's zoning regulations ("Zoning"), the existing 4,330 square foot medical office requires eight (8) parking spaces. Up to three spaces can be accommodated on Property. Per Zoning, Applicant seeks the following special exceptions:

* § 2108.2 - "The amount of required parking spaces for a public library may be reduced by up to 100%, but for all other uses shall not be reduced by more than twenty-five percent (25 %)" - **Applicant requests a 25% reduction from eight (8) spaces to six (6) spaces.**

* § 2116.7 - "When the accessory parking spaces are to be located elsewhere than on the lot upon which the building or structure they are intended to serve is located, the parking on adjacent lots or lots separated only by any alley from the lot upon which the building or structure is located, shall be preferred." - **Applicant has an executed Parking Agreement (see attached) for five (5) parking spaces on the immediately adjacent property at Square 5790 Lot 39.**

The special exception application includes images of the Property, existing spaces provided on the Property, in addition to photos of the marked and dedicated parking spaces provided through the attached Parking Agreement. The exhibits include the Affidavit of Posting with photographs demonstrating that Applicant was compliant with noticing rules related to the application. The application has support from Advisory Neighborhood Commission 8A, DC Office of Planning, and District Department of Transportation.

This concludes my testimony. I am happy to respond to any questions which the BZA may have related to this application. Thanks in advance for your time and consideration of this matter.