



real estate and land use advisory services

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March 17, 2015

Board of Zoning Adjustment
DC Office of Zoning
441 4th Street NW, Suite 200-S
Washington, DC 20001

**RE: DETAILED STATEMENTS REGARDING SPECIAL EXCEPTION REQUEST FOR
2345 MARTIN LUTHER KING JR. AVENUE SE (SQUARE 5790 LOT 40)**

Dear Board of Zoning Adjustment:

This Special Exception request from Dr. Jason H. Yoon ("Owner"), 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.

Owner 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. Owner first must receive a special exception to the number and location of parking to be provided before applying for a new CofO.

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, Owner 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 %)" - **Owners 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." - **Owner has an executed Parking Agreement (see attached) for five (5) parking spaces on the immediately adjacent property at Square 5790 Lot 39.**

Please find attached 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.

Thanks in advance to the BZA for your consideration of this matter.

Sincerely,

A blue ink signature of Derrick Lanardo Woody, written in a stylized, cursive script.
Derrick Lanardo Woody
Chief Executive Officer

passionately dedicated to building vibrant cities

Board of Zoning Adjustment
District of Columbia
CASE NO.19005
EXHIBIT NO.9