GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

May 10, 2000

OFFICE OF ZONING
DISTRICT OF COLUMBIA
00 MAY 10 AM 11:23

Karen Safer
Lutheran Social Services of the
National Capital Area, Inc.
4406 Georgia Avenue, N.W.
Washington, D.C. 20011

Re: Denial Letter – 4406 Georgia Ave., N.W.
Square: 2917 Lot(s): 814
(Basement and First Floor)
Zoned: C-2-A

Dear Ms. Safer:

Your certificate of occupancy application #800033 filed to use the subject premises as a "Human Clinic" is disapproved due to the need for Board of Zoning Adjustment approval.

Although your proposed use is a permitted use in the Zone District, you must provide off-street parking as follows:

"If the space devoted to medical or dental use is 25% or more of the greoss floor area and cellar floor area of the entire structure, for that portion of the structure devoted to medical and dental offices	Twice the number of spaces required for general office for district in which located"

"Proof of the parking must be shown on a D.C. Surveyor's Building Plat which may be obtained in Room 2700, 941 North Capital Street, N.E.. Each parking space must be 9' x 19', covered with four (4) inches of an all weather impervious material, be accessible by a 14' aisle, and be located on the same lot as the primary use.

If you are unable to meet the off-street parking requirements, a variance from the provisions of Section 2101 may be obtained through a public hearing before the Board of

BZA
Case No. 16587
Exhibit No. 15

Board of Zoning Adjustment
District of Columbia
CASE NO.16587
EXHIBIT NO.15

"As set forth in D.C. Code, Section 5-424(g)(3), 'Where 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. Code, Sections 5-413 to 5-432 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.'"

This letter must be presented to the Office of the Board of Zoning Adjustment, Room 210, 441 4th Street, N.W., when requesting special approval. If your request is granted, a new certificate of occupancy application must be filed.

Sincerely,

for Edgar T. Nunley, Chief
Zoning Review Branch

MDJ/XM/ee