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October 25, 2000

VIA FACSIMILE (202) 727-6072
Board of Zoning Adjustment
441 4th Street, NW, Suite 210-S
Washington, DC 20001
Attention: Elaine Booth

Re: 4418-20 Connecticut Avenue, N.W., Washington, D.C.

Dear Ms. Booth:

Enclosed is the corrected Statement of Reasons. Please note that it has been corrected to reflect that there are nineteen parking spaces on the lot. Accordingly, the check we submitted in the amount of $1,520.00 was correct.

Thank you for your assistance in this matter.

Sincerely,

Leslie A. Nettleford

LAN/dfi
Enclosures
cc: Client

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BZA
Case No. 16659
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO.16659
EXHIBIT NO.4

STATEMENT OF REASONS IN SUPPORT OF APPLICATION FOR SPECIAL EXEMPTION TO ALLOW CONTINUATION OF A PARKING LOT SERVING COMMERCIAL USES

This statement of reasons is submitted in support of an application for a special exception to continue the use of the premises Rear 4418-20 Connecticut Avenue, N.W. as an accessory parking lot in conjunction with commercial uses in the building at 4418-20 Connecticut Avenue, N.W.

The subject parking lot has been used for accessory parking for approximately 53 years. It was last approved by the Board of Zoning Adjustment in Application No. 16078 by Order dated October 11, 1995. The original Certificate of Occupancy No. B31757, was issued on October 18, 1961. The current owner purchased the subject property in 1986. Said owner obtained a new Certificate of Occupancy, No. 186901 which expires on October 27, 2000.

Parking on the subject lot will continue to be made available to the tenants and customers of the building at 4418-20 Connecticut Avenue, N.W. At the present time, the retail tenants on the first floor are Dry Clean Depot, the Jason Corporation, Inc., Environmental Support Center, and Unihair, a beauty shop. No attendant or attendant's structure will be provided for the parking lot.

The continuation of the use of the subject property as an accessory parking lot will not cause any objectionable conditions or have any adverse impacts on neighboring properties or the immediate area because of the following: (1) the parking lot has been operated continuously for approximately 53 years without any significant problems or objections; (2) the parking lot is compatible with adjacent properties, most of which are also used as accessory parking lots to similar commercial properties facing Connecticut Avenue; and (3) the residential properties to the rear of the subject site are physically separated from the subject site by a change in grade (i.e., they are located on higher ground) and by fencing and natural screening.

The use of the subject property as a parking lot satisfies the requirements of Chapter 2, Section 214 of the Zoning Regulations. First, the accessory parking spaces are located in an open area. Second, the parking spaces are separated only by an alley from the use to which they are accessory. Third, the requirements of Chapter 23, Section 2303 are satisfied (except for the requirement of subsection 2303.2(a) that a solid masonry wall be constructed for screening purposes, which is hereby requested to be waived pursuant to subsection 2303.3). Fourth, it would be economically impracticable to locate accessory parking spaces within the principal building because of shallow zoning depth and substantial improvements on the lot. Fifth, the accessory parking spaces are so located that they are not likely to become objectionable to adjoining or nearby property because of noise, traffic or other objectionable conditions.

In addition, the conditions set forth in the Board's October 11, 1995 decision have been satisfied. The site provides for nineteen (19) spaces with hours of operation from 8 a.m. to 9 p.m. The entire lot, including driveways, access lanes and parking lanes, has been properly maintained and wheel stops have been installed. Vehicles are parked only within the lot

boundaries. Lighting is arranged so as to illuminate only the surface area of the lot and no impermissible structures have been erected on the lot.

For the foregoing reasons, it is respectfully submitted that the special exception standards have been met and it is requested that the application be granted.

Respectfully submitted,

KASS & SKALET, PLLC

By: _____
Leslie A. Nettleford, Esquire

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