GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Zoning Administrator

February 22, 2001

Mildred R. Garcia
National Hispanic Council on Aging
2713 Ontario Road, N.W.
Washington, D.C. 20009

Re: 2713 Ontario Road, N.W.
Square: 2581 Lot(s): 287
(Bsmt., 1st, 2nd and 3rd Floors)
Zoned: C-2-B

Dear Ms. Garcia :

Your certificate of occupancy application #802557 filed to use the subject premises as "Office Space and a Community Service Center" is disapproved due to the need for Board of Zoning Adjustment approval.

Although your proposed use is a permitted use, you must provide proof that your use will comply with the Floor Area Ratio (FAR) limitation for the subject premises in the Zone. Therefore, you will be required to provide complete floor plans showing the location and "gross floor area" occupied by each existing use of the premises. In addition, you must submit a D.C. Surveyor's Building Plat for each lot included as part of the subject premises. The plat may be obtained in Room 2700, 941 North Capitol Street, N.E..

If you are unable to meet this requirement, you may request a variance from the FAR provisions of DCMR Title 11, Section 771.2. The variance must be obtained through a public hearing before the Board of Zoning Adjustment. The Board has authority to grant variances under provisions of DCMR Title 11, Section 3103.2 which reads as follows:

> "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

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Board of Zoning Adjustment
District of Columbia
CASE NO.16814
EXHIBIT NO.6

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,

Michael D. Johnson
Zoning Administrator

MDJ/XM/ee