ATTACHMENT B

Statement of Existing and Intended Uses

The subject property was purchased by La Clinica del Pueblo for the purpose of using it as a medical clinic. This is a matter-of-right use in the R-5-B district. See Section 330.5 (f) of the Zoning Regulations. However, Section 2101.1 of the Regulations requires more parking for a clinic than can be provided on the site.

The strict application of Section 2101.1 would result in peculiar and exceptional practical difficulties, because there is room on the property to park only five (5) cars, whereas Section 2101.1 requires 38 spaces, based on the gross floor area of the building, approximately 11,400 square feet. Because most patients do not drive to the clinic, the variance will not have an adverse impact on the neighborhood.

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To address the concerns raised by residents in the vicinity of the subject property, a letter agreement between La Clinica del Pueblo and Advisory Neighborhood Commission 1B ("ANC 1-B"), dated October 29, 1999, was entered into whereby La Clinica del Pueblo agreed to lease or otherwise obtain thirty (30) off-site parking spaces to supplement the five (5) on-site spaces beginning on the date La Clinica del Pueblo opens its clinic at the property. (See copy of attached letter.) This agreement and the continued support of ANC 1-B was recently affirmed at the ANC 1-B's January 2002 meeting as evidenced by that certain letter from the ANC to the BZA dated February 8, 2002. (See copy of attached letter.)

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EXHIBIT NO.10

The property is currently vacant. At the time La Clinica del Pueblo purchased the property it appeared to be used as an office and warehouse building. The last certificate of occupancy that we have found (no. B 156218, dated 1/25/89) is for "Servicing, Storage, Office, Recording & Display Room for Audio Visual Electronic Equipment."

The variance requested herein was previously requested under Application No. 16500 and approved by Summary Order of the Board of Zoning Adjustment on December 7, 1999. (See attached Summary Order) That variance has since expired and a new variance is being applied for. La Clinica del Pueblo was not able to occupy the site because insufficient funds have delayed the renovations that are required to convert the subject property for use as a medical clinic. Such funds are now available from the District of Columbia government.