MEMORANDUM

RE: Application to the Board of Zoning Adjustment regarding use change for office #103 at 2829 Connecticut Avenue, N.W., D.C. 20008 (The Carlton)

D.C. BOARD OF ZONING
2012 JUN -2 PM 12: 06

"Statement of existing and intended use ..."

To the Board of Zoning Adjustment:

This memorandum explains the current and intended use of the office at 2829 Connecticut Avenue, N.W., Suite 103. The building is called The Carlton. The office has approximately 1,000 sf and two entrances from the hallway on the first floor of the building.

The Problem:

Unit 103 at The Carlton is one of three offices in a condominium building with approximately 100 units. All three offices are located on the first floor. The By-Laws of The Carlton expressly designate this unit, as well as two others, for commercial use. *See Section 8, page 19 of the By-Laws of The Carlton.*

Unit 103 was occupied from the very beginning in 1965 by two (and later three) psychiatrists who used it as their office until their retirement in 2000. Even though the unit was a regular office for all intents and purposes, the occupancy permit states "clinic for humans." The office was never a medical clinic but rather a regular office.

BZA
Case No. 16936
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16936
EXHIBIT NO.3

I, Mike Meier, purchased the office in the Fall of 2000. I made only minor changes to the interior of the unit, such as taking out a subsequently installed partition of the larger office, and installing an additional inside door. No structural changes were made.

When I attempted to obtain a new occupancy permit, I was told that it would constitute a use change which must be approved by the Board of Zoning Adjustments, because the current occupancy certificate states "Clinic for humans" and I am planning a general office use.

Even though the structure and use of the office has effectively not changed, I decided to pursue this process to obtain the proper occupancy permit.

Current Use:

The unit is a regular office suite consisting of a larger and a smaller office, as well as a kitchen and 2 bathrooms. The unit has 4 parking spaces.

It has been used since approximately 1965 as an office. Until the Fall of 2000, it was used by two (and sometimes three) psychiatrists.

Proposed Use:

The current owner, Mike Meier, purchased the unit in the Fall of 2000 and would like to use it as a regular office and a law office.

Mike Meier has made renovations, such as new carpeting, tiles and kitchen cabinets.

The proposed use is general office and law office.

This general office use will actually be a benefit to the occupants of The Carlton and nearby buildings, because the visitor traffic is greatly reduced. As the Board of Zoning Adjustment is probably well aware, professions such as psychologists, psychiatrists, doctors and dentists generate a large amount of visitor traffic and parking problems.

That is not the case with the proposed office use. Currently, Mike Meier receives less than 5 visitors per week. Thus, parking problems and the presence of extraneous persons in the building is greatly reduced.

Therefore, considering that there is effectively no change in the office use, I would appreciate your favorable consideration of my request.

Very truly yours,



Mike Meier

ATTACHMENT: By-Laws of The Carlton Condominium, showing that the Unit is considered one of the three commercial units