Application for Zoning Various

I am app1ying for a use variance permit for an office for rental property management and tour company.

I. Intended Use

The space in question is a store front type area located on the first floor of a multi-family dwelling (apartment building) which covers about fifteen percent (15%) of the floor plan on the first floor. I strictly intend to use the space as an office if the variance is granted. The activities of the office will be restrictive to office functions of Capitol Entertainment Services, Inc. which is the management agent for the (8) rental units in the building and a sightseeing tour company. Only my wife, Vinnie J. Best, and myself, John Shelton Best. will work in the office and never will any buses be kept at the location. Further, the nature of our business does not require our customers to come to our office.

I initially intended to use the space as a rental office. The rental office is an accessory use to the apartment and ordinarily would not require to have a Certificate of Occupancy for the rental office. Because of the space in question has a separate address other than the apartment building, I have been required to seek approval of the BZA.

III. Compliance with Variance Use Test

1. An undue hardship, unique to the specific; property and inherent ir the property itself, would result were this application not granted;

   (A) The structure has never been used as a single family dwelling which is the current conforming use.

   (B} The history of the structure dating back to 1959, revealed that the space in question has always been used for commercial purposes. The zoning board granted an order allowing the property to change a nonconforming use from a tailor and laundry agency to a beauty on april 21, 1959. On April 19, 1962 another order was issued granting a nonconforming use from a beauty shop to a barber shop.

   (C) The R-I-B district allows development of single family detached and semi detached dwellings. This building is a multi-unit structure and has historically been used for commercial purposes.

   (D) I desire to re-establish the space for commercial (office) purposes.

   (E) To use the space in conformance with the existing zoning would constitute an undo hardship because:

   - The unit in question contain one half bath with a single commode and sink and is substandard for residential use.
   - The unit in question has no source (radiators other than overhead piping for heat.
   - The unit in question store front design does not allow adequate righting from windows and has only one outside entrance way.

   (F) I would suffer a sincere undo hardship to adapt the structure to a single family structure.

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BZA
Case No. 16972
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16972
EXHIBIT NO.3

2. The requested variance can be granted without substantial adverse impacts;
    (A) The structure itself is a non conforming structure that is a multi-family dwelling.
    (B) The space in question has been only been used for commercial purposes for which the variances has been requested.
    (C) To space can not be reasonably used as it is zoned.
3. The requested variance can be granted without impairing the intent purpose, and integrity of the zone plan for the city.
    (A) The office activities of the rental property and tour company will in no way interfer or impair the intent, purpose, or integrity of the community because:
        - No buses will be kept at the location
        - No persons are required to come to the location to conduct business at the office space other than the tenants of the apartment building.
        - The property management office activities conducted in the office space will be collecting rent, handling tenants/landlord matters, and supervising the maintenance of the building.
        - The tour company's office activities will include general office functions as telephone reception of requests for buses or group tours, preparation of service proposals and contracts.
        - A receptionist, my wife and I (My wife & I live in the building) will work in the office.
        - We will have no real impact on the community parking spaces.