AMERICAN ASSOCIATION OF HOMES
&
SERVICES FOR THE AGING
2519 Connecticut Avenue, N.W., Washington, D.C. 20008-1520

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DETAILED STATEMENT OF EXISTING AND INTENDED USE OF PART OF BUILDING

BACKGROUND

The American Association of Homes & Services for the Aging (AAHSA) currently owns and operates the building located at 2519 Connecticut Avenue, N.W., Washington, D.C. The Association occupies the second and third floors of the building as commercial office space. The first (ground) floor consists of 5,000 square feet and has remained vacant since the completion of the building in December, 2001. AAHSA has explored and exhausted many attempts to lease, in whole or in part, the ground floor space consistent with the designated and restricted uses provided in Title 11, Section 1302.2 of the District of Columbia Municipal Regulations (DCMR).

On April 15, 1998 the Board of Zoning Adjustment (BZA) issued a summary order approving the application (No. 16335) for a variance by AAHSA for construction of a building with retail and office space in a WP/C-2-A. The BZA approval was condition on the "The terms of the Agreement made between Brodsky Real Estate Partners, LLC (the AAHSA Real Estate Development Partnership) and the Woodley Park Community Association on April 13, 1998. A key provision of the Agreement provides that Brodsky "will comply with the height limitations of the WPA/C-2-A District and will include retail uses on the ground floor of the proposed structure". All efforts by AAHSA to lease the ground floor for retail use have been unsuccessful. AAHSA is now at a point where its very economic viability is at risk if it is unable to lease the ground floor. Recently AAHSA has been presented an opportunity to lease the ground floor space to Long and Foster for use as an office to provide real estates services to the neighboring community.

AAHSA has been advised by the Zoning Administrator that the proposed office use with Long and Foster will require a special exception and approval by the BZA. In that connection AAHSA, pursuant to the terms of the Agreement with the WPCA, sought and received approval of WPCA for the proposed office use. AAHSA was informed on February 28, 2003 by WPCA that at its regular monthly meeting WPCA approved the lease between AAHSA and Long and Foster.

BZA
Case No. 17011
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17011
EXHIBIT NO. 4

While the agreement with WPCA anticipated some office use on the ground floor, it specifically required inclusion of retail uses. Therefore, to lease the entire ground floor for office use will require a modification to the terms of the agreement that has been made a part of and incorporated into the BZA Summary Order on Application No. 16335 of April 15, 1998. AAHSA is submitting this application for a special exception or in the alternative a variance to the requirements of Sections 1302.2 and 1304.1. AAHSA's request is premised on the belief that there exists an exceptional or extraordinary situation or condition related to the use of the property which continues to create a practical difficulty for them to comply with the Zoning Regulations. Further, AAHSA believes that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the WPA/C-2-A District as embodied in the Zoning Regulations and Map.