FORM 120

4c. The existing building has a mixed use consisting of rooming house and rooms for transient students. The proposed intended use will be as an Inn.

4d. The existing zone is R-5-D which allows as a matter of right medium density development of general residential uses, including single-family dwellings, flats and apartment building, to a maximum lot occupancy of 75%, a maximum FAR of 3.0 and a maximum height of ninety (90) feet. The proposed use is an Inn which is consistent with the lodging aspects of residential use. Allowing this use would not adversely affect the use of neighboring property because the parking would not be affected because the proposed tenants will use public transportation, the additional traffic impact will be very limited, no additional noise or environmental issues will exist, the transient tenants will not disturb or interact with the tenants in the neighboring flats and apartment buildings. The proposed use will be in accordance with the current percentage of lot occupancy, FAR and height limitation.

BZA
Case No. 17044
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17044
EXHIBIT NO. 3

RE: 2005 Columbia Road, NW, Washington, DC 20009

C. A detailed statement of existing and intended use of such building or part of building.

This property was licensed as a Rooming House since before 1976 it was also granted an Exemption for Transient Guests by the Rental Administrator. Mr. Bird, the previous owner was paying Hotel taxes and operating as an Inn (Columbia Guesthouse) for many years until he suddenly passed away in April of 2002.

We, as the new owners, renewed the existing Certificate of Occupancy as a Rooming house, however, we were not allowed to continue with the special exemption granted to the previous owner to have transient guests and was told to apply for an Inn C of O.

The reason we purchased this property is because we were told that we could be grand fathered in and would be allowed to continue doing the Inn business. We do not want a rooming house business because we could not survive financially with such an expensive property.

Our intention is to continue to run the 15 room Inn/Tourist House business at this location.

RE: 2005 Columbia Road, NW, Washington, DC 20009

D. A detailed statement explaining how the application meets the specific tests identified in the Zoning Regulations for Variance (area and/or use), special exception or other specific relief being sought. (See Form 121-Aplicant's Burden of Proof for Variance and Special Exemption Applications.)

We purchased this property on 3/7/03 with the purpose of continuing the existing Inn/Guesthouse business that was being run by the previous owner since before 1976. However, when we applied for the Business license, the Rent Administrator did not allow us to have the same Exemption granted to the previous owner, which allowed him to have Transient Guests and therefore run as an Inn/Guesthouse (he was known as Columbia Guesthouse). He was licensed as a Rooming house with the special exemption to run as an Inn.

We are now in the process of remodeling this 15 room guesthouse with the sole intention of running the Inn/Tourist House business.

We will not have an adverse impact on the neighborhood because the business had been there already for almost 30 years. We advertise primarily in Europe, therefore parking is not an issue since the tourists travel by [redacted] public transportation.

We require reservations and are a no smoking, no drinking and no pets guesthouse.

This property is listed in the public records as an Inn already.

This is a historical property therefore parking should not be an issue

This property is not suitable as a residence and it would be financially impossible for us to keep it the business.

without the INN