GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Zoning Administrator

April 7, 2003

Lucia Rosan
2005 Columbia Road, N.W.
Washington, D.C. 20009

Re: 2005 Columbia Road, N.W.
Square: 2536 Lot(s): 150
(Bsmt., 1st, 2nd, 3rd and 4th Floors)
Zoned: R-5-D

Dear Mr. Rosan:

Your certificate of occupancy application #50188 filed to use the subject premises as an "Inn/Tourist Home" is disapproved due to the need for Board of Zoning Adjustment approval. The property for purposes of zoning is classified as R-5-D which does not allow your proposed use. You may, however, request a variance from the use provisions (DCMR Title 11, Section 350.4) of the R-5-D Zone. The variance must be obtained through a public hearing before the Board of Zoning Adjustment.

The Board has authority to grant variances under provisions of DCMR Title 11, Section 3103.2 which reads as follows:

> "As set forth in D.C. Code, Section 5-424(g)(3), 'Where by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the original adoption of the regulations or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of any regulation adopted under D.C. Code, Sections 5-413 to 5-432 would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property, to authorize, upon an appeal relating to the property, a variance from the strict application so as to relieve the difficulties or hardship; Provided, that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.'"

BZA
Case No. 17044
Exhibit No. 8

Board of Zoning Adjustment
District of Columbia
CASE NO. 17044
EXHIBIT NO. 8

This letter must be presented to the Office of the Board of Zoning Adjustment, Room 210, 441 4th Street, N.W., when requesting special approval. If your request is granted, a new certificate of occupancy application must be filed.

Sincerely,

FAYE. O.

Faye Ogunneye, Chief
Zoning Review Branch

Present owner

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION
APPLICATION FOR CERTIFICATE OF OCCUPANCY

Date 3/10/03 Receipt No.

Application Fee $33.00 Non Refundable
Certificate Fee is Based on square footage 50/88 Cashier=s No.

INFORMATION ON PROPOSED BUSINESS

1. Premise Address 2005 Columbia Rd, NW, Washington, DC 20009 Suite/Room No
2. Business Telephone No. (703) 768 0335 Fax No (703) 768-3384 Lot 0150 Square 2536
3. Trade Name of Business
4. Is Business Incorporated? Y/(N) Partnership? Y/(N) Sole Proprietor? (Y)/N ✓ New/Existing
5. Corporate Name
6. President Vice President Secretary
7. Sole Proprietor Lucia & claudio Rosan
8. Business Owner=s Mailing Address 2005 Columbia Rd phone # (daytime) (703) 768-0335
   Washington, DC 20009

INFORMATION ON OCCUPANCY

9. (X) Ownership Change ☐ Partial Occupancy ☐ New Bldg. ☐ Use change ☐ Load Change ☐ B.Z.A No.
10. Proposed Use of Premises INN / Tourist House
11. Prior Use of Premises Rooming House
12. Proposed Occupancy Load 15 Rooms Square Feet Occupied 5377
13. Floors to be Occupied First, Second, Third, Forth & Basement Basement? ☑ Yes ☐ No
14. Is this Business Sexually Oriented according to the DC Zoning Regulations ? ☐ Yes (X) No
    NO

INFORMATION ON ENTIRE BUILDING

15. Building Owner Lucia & claudio Rosan Telephone No. (703) 768-0335
16. Building Owner=s Address: 2005 Columbia Road, NW, Washington, DC 20009
17. Square feet 5389 Numbers of floors 4 Basement Yes

ATTESTATION & SIGNATURE

I certify that all of the statements on this application are true to the best of my knowledge and belief. I agree to comply with all applicable laws and regulations of the District of Columbia.

18. Owner of Business Lucia Rosan Signature Date 3/10/03

If Authorized Agent for owner of Business (Attach Authorization)

19. Agent=s Name Date
    Print Clearly Signature
20. Agent=s Address

Visit our website www.dcra.org/permits for permit applications.

Zoning Book 442 4576 (202) 727-6311

Edw...

Agent Info