MEMORANDUM IN SUPPORT OF APPLICATION FOR SPECIAL EXCEPTION FOR DRY CLEANING ESTABLISHMENT IN EXCESS OF 5,000 SQ. FT. IN C-3-A ZONE

Enclosed please find the following in support of application:

A. Self certification (Form 135) that a special exception is required (Exhibit A);

B. Plat drawn to scale and certified by a D.C. licensed survey engineer showing boundaries and dimensions of the existing building (Exhibit B);

C. Existing use of building:

1st Floor

- 4418 Connecticut Avenue, N.W. - ZIPS Dry Cleaners (4907.4 sq. ft.)
- 4420 Connecticut Avenue, N.W. - Hair Salon (1159 sq. ft.)

2nd Floor

- offices

General Comments

- all retail stores and offices above those stores have separate entrances
- ZIPS Dry Cleaners has both a front and rear entrance
- ZIPS has 15 minute customer parking behind its store across an alley sufficient for 12 full sized motor vehicles
- The hair salon has 2 customer parking spaces behind its store
- The two offices over the dry cleaner and hair salon have 3 parking spaces each for employees (6 total)

BZA
Case No. 17226
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO. 17226
EXHIBIT NO. 5

- No ZIPS employees or owners park in the spaces reserved for ZIPS customers. Instead, they park in spaces rented from the Days Inn (parking deck) next to the subject property or across the street below grade at the Park Connecticut Avenue Apartments.

D. The application meets the test for a special exception because the expansion of the existing dry cleaning establishment will not promote any offensive noise or odor, meets and exceeds existing parking requirements, and is not objectionable in terms of traffic impact. An expert traffic study will be filed approximately 30 days before any hearing is set in this case. It should be noted that no employees or owners of the business park in the rear of the subject property which is reserved for 15 minute customer parking. In addition, parking is prohibited in the front of the subject property as shown in attached photos (See Exhibit C). There are also three alley entrances to the subject property's rear parking lot from Yuma Street, Albemarle and Connecticut Avenue. Finally, the expansion promotes the public good as the dry cleaner is running out of space to service customers.

E. Color photos showing front and sides, back of building and parking in rear for subject property (See Exhibit C).

F. Names and mailing addresses of owners of all property within 200 feet in all directions from all boundaries of the subject property plus self stick labels of the names and mailing addresses of such owners. (See Exhibit D)

G. **Names and Address of Current Tenants**

1. COAM Enterprises, LLC t/a
ZIPS Dry Cleaners
c/o Brett Vago
4418 Connecticut Avenue, N.W.
Washington, D.C. 20008

2. Uni Hair Salon
Borger Management Co.
1111-14th Street, N.W.
Washington, D.C. 20005

3. Jason Corporation (office tenant)
c/o Borger Management Co.
1111-14th Street, N.W.
Washington, D.C. 20005

4. Empower Program
c/o Borger Management Co.
1111-14th Street, N.W.
Washington, D.C. 20005

The lease for the Hair Salon is scheduled to terminate in November of 2004 at which time the space will be leased to ZIPS for matter of right zoning uses pending the approval by the BZA of this special exception application.

H. Copies of Certificates of Occupancy for 4418 and 4420 Connecticut Avenue are attached. (See Exhibit E). Please note that COAM Enterprises, LLC is trading as ZIPS Dry Cleaners.