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Applicant:	*Jason Lefebure*
Representative:	*John K. Burke, AIA, Todd Ray, AIA (Studio 27 Architecture)*
Date:	*07.12.05*
Project Address:	*510 H Street, NE* *Square 832, Lot 14*
Zoning Amendment:	*1320 H Street NE Neighborhood Commercial Overlay District* *Housing Sub-District (HS-H)*
Variance Seeked:	*Area Variance to increase FAR by 1.0*

Form 120 – Existing and Intended Use

Existing Use:

The existing property is currently unoccupied, and has not been occupied for many years based on the deteriorated condition of the interior. The prior uses as verified by existing Certificates of Occupancy, as well as existing layout of the floors were:

Basement:	Storage
First Floor:	Retail Sales Grocery / Billiard Parlor (not sexually oriented)
Second Floor:	Residential (existing Certificate of Occupancy currently not found; to be submitted as an addendum).

Intended Uses:

The Applicant proposes the following uses:

Basement:	Commercial Retail (by Tenant #2), Storage
First Floor:	Commercial Retail (by Tenant #2)
Second Floor:	Commercial Office (by Tenant #1/Owner)
Third Floor:	Commercial Office (by Tenant #1/Owner)
Mezzanine:	Commercial Office (by Tenant #1/Owner)

The Applicant is proposing to have two separate occupancies for the renovated and added-on structure. The First floor and the Basement will be occupied by one Commercial Tenant, while the remaining 2nd, 3rd, and Mezzanine floors will be occupied by the Owner as a Commercial Office space. The nature of the Commercial Office use is a 12-person graphic design firm that is owned by the Applicant and his co-owner/spouse, Dujdao M. Lefebure. The firm is a small-scale business that will have limited street and noise impact on the neighborhood. Though the structure allows for more tenants, the two-tenant occupancy will increase street life through the Commercial Retail use, while maintaining relative quiet at the upper levels.

BZA
Case No. 17398
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17398
EXHIBIT NO. 4