

Flip It Bakery & Deli, LLC

4530-32 Georgia Avenue NW

Washington, DC 20011

(202) 291-3605

Sq 2918 Lot 807

December 2007

Request for Special Approval

To Whom It May Concern:

We are applying to the Board of Zoning adjustment for a use variance for a retail bakery and delicatessen in an R-4 District. As you can see from the pictures, the property located at 4530-32 Georgia Avenue is a one (1) story building with no basement. It would be very **difficult to be used as a residential home** as is. **DC Code Section 5-424(g)(3)**

In addition, this address has always been some type of commercial business (i.e. grocery store, cleaners, etc.) as far back as records show.

We would like the Board also to take in consideration that once we located the property on Georgia Ave, we checked with DCRA before signing the lease (i.e. to see if this location was zoned for what we wanted to do). After checking C of O's from the past, we were informed that we were okay. The location was zoned for R-4, but must have gone thru BZA for special usage already. We signed the lease and applied for our building permit.

Upon completion of the job, low and behold we go to apply for our C of O to open up. We were informed that the building permit was issued in error, that this location was not zoned for our purpose and that a temporary C of O would be issued for one (1) year. We would also have to apply to BZA for a "use variance". Well now our hands are tied behind our backs. We've invested monies, and are ready to open.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17801

EXHIBIT NO. 4

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"Flip It Bakery/Deli

BZA Special Req Ltr

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Applying to BZA is fine and well, but what's really hard to swallow is why we were misconstrued from the beginning. I thought we did all our homework! I would have never leased this location if the government didn't say it was okay; I would have never invested monies into a business or location that was only temporary. Nor, would I have put my livelihood in the hands of a zoning board that has the right to reject my "request for a use variance" and shut me down. Section 5-413 to 5-432

With all this said, I hope the board will view in my favor and grant my special request for a "Use variance" so that Flip It Bakery/Deli, LLC can continue to play a part in the revitalization of Georgia Avenue and be an intricate part of the community!

Thank you,

Rufina Pineda

Owner

Thank you,



Rufina Pineda

Owner

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