

BURDON OF PROOF - AMENDED

Change from special exemption to variance

Request for **variance** for change of use, to allow parking on the public space next to our building.

STATEMENT OF EXISTING AND INTENDED USES

The property address is 412 V St., NE (Lot 0044, SQ 3621). The current owner is Marty Youmans, of V Street Studios, POB 2503 Arlington, VA. The previous owner was Mullen's Transfer & Storage, and the previous use was for Warehouse/Storage. The building has been empty (fallow) for at least 4 years. This application seeks approval for a change of use to "assembly", for a member's only 501(c)7 private club, (Southwest Social Scene, Inc, T / A The Crucible) and to be allowed to use the adjoining public space surrounding our building for the required 12 parking spots. (see amended ZA cert from Matt LeGrant). We are required to have 12 spots. The available space will allow 19 vehicles.

NATURE OF RELIEF SOUGHT

Pursuant to 11 DCMR sections 2100 the applicant seeks a **variance** to be allowed to park on the public space in front of the building on V St., NE, and also on the public space on 5th St., NE. in order to be allowed the change of use for the building.

JURISDICTION OF THE BOARD

The board has jurisdiction to grant the relief requested pursuant to Section 2100 of the Zoning regulations.

DESCRIPTION OF THE PROJECT

The proposed use of the *already paved* spaces adjoining the building conforms to virtually the entirety of a three block stretch of 5th St., NE, from T St, to W St., NE. (see attached photos). The city has removed the curbs from this stretch, and paved the area, allowing parking on the entirety of the public space in this stretch of commercial land.

During the day parking is difficult on 5th St., as the DDOT school bus drivers use all the available spots while transporting children to and from their respective schools. (see photos), At night the school bus drivers, as well as the taxi repair shops, etc. all depart.

The public space in front of our building has been used for parking as long as the building has been there.

There are two existing curb cuts that will facilitate our getting into and out of said space.