

BURDON OF PROOF - AMENDED

Change from special exemption to variance. We are currently seeking to change the intended use of the building from a self-storage warehouse to a private club/meeting space. The variance relief we are seeking is a total suspension of required on-site parking

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 seeking a variance that would not require any spaces. The building sits on the lot all the way up to the lot lines, therefore there is no space available on site for parking.

NATURE OF RELIEF SOUGHT

Pursuant to 11 DCMR sections 2100 the applicant seeks a variance to be allowed relief from proving parking spaces. We are submitting a parking study that will show that, considering our hours of operation and location, there is adequate public, street and metered parking that can be used by our members.

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 project will convert the warehouse space into a private club/meeting space. The variance will allow relief from providing parking on the property.