

March 11, 2016

The Board of Zoning Adjustment (BZA)
441 4th St. NW #200
Washington, DC 20001

Re: Burden of Proof - Variance
Lot 2057 in square 0134
1800 R Street, NW # C-6
(1st floor)
zoned: DC/Sp-1

Dear Board of Zoning Adjustment:

The physical characteristics of the property creates financial hardships in use of the property as it is no longer needed for its original use as "office space". It has been vacant since January of 2014. It would be beneficial to convert to the Yoga Healing Studio so that it can be put into good use which will also benefit the neighborhood and the community over all.

There will be no structural changes being applied to this unit with the intention that it will be used for a YOGA HEALING Studio which would be by appointment only. Granting the application will not be of substantial detriment to the public good. Noise level is kept to a bare minimum as appointments are meant to be therapeutic and calm. Being by appointment only- clients are on a one on one basis. Which will prevent any mass amount of traffic all at once.

Granting the application will not be inconsistent with the general intent and purpose of the zoning regulations map. There are no changes in the zoning classification of the square or lot. The conversion from office space to a yoga healing studio will not require changes to Zoning regulations overall.