

Date: 02/17/2019
Project Name: Lots 0833 & 0827 Subdivision
Location: 1920 17th St. SE
Washington, DC 20020
(Square 5612, Lot 0827)
Client: Citi Trends, LLC (Mr. Sanjay Bajaj)
RE: BURDEN OF PROOF

To Whom It May Concern,

The following paragraphs describe the burden of proof for the proposed form of relief being sought for street frontage at lot 0827:

- Area Variance to Sub. C, Sect. C303.5: Relief from the minimum required 30.0' street frontage required due to the existing conditions of the proposed lot for required subdivision. The existing lot width / street frontage is 28.5'.

Both lots 0827 & 0833 within square 5612 are intended to be sub-divided for future development. This application is seeking relief from street frontage at lot 0827. We believe we meet the requirements for the burden of proof outlined below.

With regards to seeking proof for the area variance:

"as a result of the attributes of a specific piece of property described in Subtitle X § 1000.1, the strict application of a zoning regulation would result in peculiar and exceptional practical difficulties to the owner of property."

This has been made apparent due to the fact that lot 0827 already has an existing street frontage of 28.5' in its existing condition. The property is surrounded by lots to its north and south, and cannot extend to conform to the required 30.0'.

In order to be able to convert the lot from a tax lot to a record lot, this form of relief is required. Without this subdivision process to convert to a record lot, the owner will not be able to apply for any typical building permits for the future repair/maintenance of the property, or the intended future developments.

In addition, without being able to manipulate the existing size or street frontage of the lot, this section of the zoning code will not be satisfied.

For all of the reasons mentioned, we ask that the Board of Zoning grant approval for the requested form of relief from the street frontage requirement specified in Sub. C Sect. 303.5 in order for us to be able to properly subdivide lot 0827. The intent for this application is only to seek for the sub-divisioning of the lot, and no proposed scope of work intended for the development of the property.

Should any additional forms of relief be required for any future proposals, it will be obtained by the respective architect/counsel at that time.

We hope that the Board of Zoning Adjustment will approve our request upon receipt of the approvals and reports from the respective associations / agencies.

Sincerely,

A handwritten signature in black ink, appearing to read "Mateusz Dzierzanowski". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Mateusz Dzierzanowski