

Burden Of Proof

1. The Property Affected by an Exceptional Situation or Condition.

We are seeking the zoning board for a use variance (and not an area variance). We are applying for a mixed use zoning designation for 207 New York Ave, NW Sq. 0555 Lot 0159 (hereby known as *the building*).

While the neighborhood consists of several residential properties, there is also an abundance of commercial ones. In less than 150 feet of the building are a Chinese Carryout, a barbershop, a retail space, and a Crossfit/Parkour gym. This building was actually a laundromat before we reconstructed.

Given the fact that there are already several commercial properties within walking distance, we believe it is highly reasonable for granting us a mixed use designation.



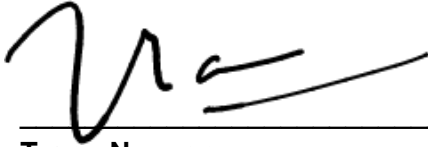
2. Strict Application Would Result in a Practical Difficulty to the Property Owner.

Rejection of the mixed-use designation would mean we would need to rebuild the first floor for residential use. This will involve a large cash outlay, probably costing multiple hundreds of thousands. The above two residential units' tenants will have to deal with the ongoing construction, and could probably mean that we would have to leave these units vacant during this time. The neighborhood would also endure additional noise and traffic for an extended period.

3. No Substantial Detriment to the Public Good Nor Substantial Impairment to the Intent, Purpose and Integrity of the Zone Plan.

As mentioned previously, several of our neighboring buildings are commercial properties. We will not be a detriment to the public; on the contrary, our property will increase the utility and walkability of our neighborhood by providing a new service to its residents.

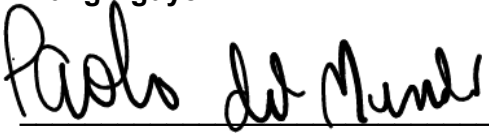
The commercial property will serve mostly pedestrian traffic given that the building does not have a parking lot (and therefore, won't contribute to more vehicular traffic).



Trang Nguyen

December 22, 2019

Date



Witness

December 22, 2019

Date