



FORM 152 - APPLICATION FOR MODIFICATION OF SIGNIFICANCE

GIS INFORMATION

Square	Lot(s)	Zone	ANC
1019	0043	RF-1	6B06

Address of Property: 1247 E STREET SE

ZONING INFORMATION

Relief from section(s): Y § 704

Related Case Number: 18701 & 18701-A

Motion for Modification oC: Approved Use

Below and/or on a separate sheet of 8 1/2" x 11" paper, describe the modification you are requesting and state each and every reason why the Board of Zoning Adjustment (BZA) should grant your application, including relevant references to the Zoning Regulations or Map.

Please see attached Statement in Support of Modification of Significance on behalf of 1247 ESE, LLC for 1247 E Street, SE (Square 1019, Lot 43). The Applicant requested and obtained BZA Approval for a use variance in BZA Case No. 18701 & 18701-A (the "Original Case" or the "Original Order", submitted with this Modification) to use the front portion of the first floor and cellar space below it (the "Commercial Space") as a restaurant, subject to certain conditions. Since then, and despite diligent efforts, the Applicant has been unable to find a tenant for the restaurant use. The impact of COVID-19 on the restaurant industry has been devastating, and the short and midterm outlook of new business formation in the restaurant industry is bleak, rendering the search for a restaurant tenant very challenging. As noted in Y § 704.7, the Board is not asked to revisit the original decision, and the Applicant is not required to put forth any justification for a use variance, as that was already approved. The Applicant is required to put forth justification for the modification of the approved commercial use.

Certificate of Service

I hereby certify that on 9/22/2021 I will serve a copy of the forgoing motion or request to each Applicant, Petitioner, Appellant, Party, Intervenor, and the Office of Planning on this case via Email,

CONTACT INFORMATION

Owner Information

Name: 1247 ESE, LLC

E-mail: msullivan@sullivanbarros.com

Address: 1616 19TH ST NW # 1 WASHINGTON DC 20009-1675

Phone No.s: 2025031704

Phone No. Alternate:

Authorized Agent Information

Name: Martin Sullivan

E-mail: msullivan@sullivanbarros.com

Address: 1155 15th St #1003Washington

Phone No.s: 2025031704

Phone No. Alternate:

FEE CALCULATOR

Fee Type	Fee	Unit	Total
Time extension/minor and non-minor modification (all others)	\$26	1040	\$270.40
Grand Total			270.40

SIGNATURE

Date

Martin Sullivan

9/22/2021

Board of Zoning Adjustment
District of Columbia
CASE NO.18701E
EXHIBIT NO.1

