

January 6, 2016

Via IZIS

Board of Zoning Adjustment
441 4th Street, NW
Suite 200S
Washington, DC 20001

Re: BZA Order No. 18511-A; Request for a 2-Year Extension

Dear Members of the Board:

I am writing on behalf of Alleyoop LLC (the “Applicant”), to request a two-year extension of the expiration date for BZA Order No. 18511, pursuant to 11 DCMR § 3130.6. In BZA Order No. 18511 (the “Order”), the Board granted an area variance relief and use variance relief for the conversion of an automotive repair shop to an office use and two artist studios (the “Building”) at the premises rear 1018 Irving Street, NW (the “Property”). The Property is located in the R-4 zone district. The Applicant originally requested a use variance to convert the Building into two residential units, but subsequently filed an Amended and Restated Application on May 7, 2013, which among other things, called for the elimination of the residential use.

The Application was supported by a majority of ANC 1A and approved by a vote of 9 – 0 – 1 on July 11, 2013. Seven neighbors also filed letters in support. Mr. Adetokunbo Ladejobi, a resident of the property at 3029 11th street N.W., which abuts the entryway of the alley that leads to the Property, was granted party status to represent himself as an individual in opposition. The Board approved the Application on July 23, 2013 and a final order was issued on January 13, 2014. The final order imposed several conditions, including trash pick-up restrictions, installation of “No Parking” signs and bicycle spaces, DDOT approved pedestrian markings, and upgrading the existing alley lighting.

Following issuance of the Order, the Applicant subdivided the Property into three lots (219, 220 and 221). However, the Applicant is having trouble finding tenants for the two artists’ studios. That search is proceeding, but has not been completed yet. More time is needed to find an appropriate tenant or an alternative solution.

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The demand for artist studios is relatively small and has caused a delay requiring an extension of the existing Order, pursuant to 11 DCMR § 3130.6. The Applicant is serving this request on all parties to the original Application. There is no substantial change in any of the material facts upon which the Board based its original approval of the Application. And we assert that there is good cause for the extension due to the inability to secure a tenant due to the current economic and market conditions beyond the Applicant's reasonable control.

For these reasons, the Applicant is respectfully requesting a two-year extension of the time period for validity of Order No. 18511.

Sincerely,

A handwritten signature in dark ink, appearing to read "Martin P. Sullivan". The signature is fluid and cursive, with the first name "Martin" and last name "Sullivan" clearly distinguishable.

Martin P. Sullivan

Enclosures

cc: Office of Planning, Joel Lawson
ANC 1A
Kent C. Boese, Chair, ANC 1A
Dotti Love Wade, ANC 1A-11