

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

March 11, 2013

Via Email

Martin P. Sullivan
Sullivan & Barros, LLP
msullivan@sullivanbarros.com



Julia Simon
Lovely Bride Bridal Shop
jvfisher@gmail.com

Re: 1227 34th Street, N.W. (Square 1220, Lot 30).

Dear Mr. Sullivan and Ms. Simon:

This letter is in reference to the January 7, 2013 meeting between us. As we discussed, Ms. Simon is proposing to open a bridal shop in the space located at 1227 34th Street, N.W. (Square 1220, Lot 30) (the "Premises") in the R-3 zone district. The Premises is currently permitted to be occupied as "Office and Display for Interior decorating," pursuant to Certificate of Occupancy No. B93857 dated June 10, 1975. Following our discussion, I determined, for the reasons noted herein, that Ms. Simon's proposed use is permitted as a matter-of-right as a continuation of a legal nonconforming use. Special exception approval, therefore, is not required in order to operate the proposed Bridal Shop use.

The currently-approved use, described as "Office and Display for Interior decorating," is a use that involves the display of fine goods, the provision of design advice, and the custom ordering and sale of linens and other decorating material. The proposed use, the bridal shop, will be operated in a similar fashion. The bridal shop, Lovely Bride, will display wedding dresses and related items, will provide professional advice regarding these goods, and will custom order and sell such items. These two uses are very similar retail uses and for that reason the proposed use is considered by my office to be a continuation of the same use, and therefore permitted to continue. In addition, based on other historical certificates of occupancy for this space, the Premises and the adjoining spaces have been used for similar commercial retail purposes since at least 1958, which provides additional support for my determination.

Please feel free to contact me if you have any questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

File: Det Let re 1227 34th St NW to Sullivan 3-11-13

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