

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Date. OCT 18 2012

To Whom It May Concern.

The D.C. Office of Zoning is providing this letter to inform all property owners within 200 feet of a development project of conditions associated with the approval of the project

The following is offered for informational purposes only **You are not required to respond or take any other action with respect to this letter. Further, the record in this case is closed and no additional documentation will be accepted.**

The D.C. Board of Zoning Adjustment recently approved the following project, which is within 200 feet of your property:

Application No. 18402 of Shophouse LLC, pursuant to 11 DCMR §§ 3104.1 and 3103.2, for variances from the floor area ratio (§ 771.2), nonconforming structure (§ 2001.3), and rear yard (§ 774) requirements and a special exception under § 733 for a fast food establishment in the C-2-A District at premises 2805 M Street, N W (Square 1212, Lot 802) 1

This application was approved subject to the following conditions:

1. The fast food establishment shall operate with a customized order and service format
2. The fast food establishment shall not operate deep-fryer cooking oil equipment.
3. The fast food establishment shall not store cooking oil at the exterior of the building
4. Take-out orders at the fast food establishment shall be a subordinate use to consumption of food on the premises.
5. Trash shall be stored on the premises and collected and removed daily.

Please note: The timeframe for development of an approved project varies depending on the scope and complexity of the project. Consequently, the conditions enumerated above may not be pertinent or at issue until a future date

If you are interested in learning more about this case, or have questions about the definition of terms enumerated above, you can obtain a copy of the written Order that contains the conditions from the D.C. Office of Zoning website (www.dcoz.dc.gov). From the homepage, select the

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BOARD OF ZONING ADJUSTMENT
District of Columbia

EXHIBIT NO. 38
Board of Zoning Adjustment
District of Columbia
CASE NO. 18402
EXHIBIT NO. 38

BZA APPLICATION NO. 18402
CONDITIONS LETTER
PAGE NO. 2

“Search” tool in the blue left sidebar, navigate to a search of “ZC and BZA Orders,” and enter the case number provided above. Once you obtain the Order, if you have questions *specifically pertaining to enforcement of the aforementioned conditions*, please contact the D C Office of Zoning Compliance Review Specialist at (202) 727-6311.

SINCERELY,

A handwritten signature in black ink, appearing to read 'R. Nero', with a stylized flourish at the end.

RICHARD S. NERO, JR.
Deputy Director of Operations