

December 11, 2012

VIA HAND-DELIVERY

Lloyd J. Jordan, Esquire
Chairperson
D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210 South
Washington, DC 20001

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2012 DEC 11 AM 11:08

Re: BZA Application No. 18471

Dear Chairperson Jordan and Members of the Board:

The Applicant, the Universalist National Memorial Church ("UNMC"), desires to confirm its acceptance of the terms and conditions set forth in Advisory Neighborhood Commission 2B's November 19, 2012 resolution in support of this Application. Specifically, ANC 2B's support was subject to certain conditions which were to be incorporated into a written agreement to be negotiated and executed after the BZA hearing.

To ensure that the acceptance of these conditions is confirmed for the Board, ANC 2B and the immediate neighbors, the Applicant respectfully requests that the BZA decision and order incorporate the following conditions, including:

1. Total number of performances for outside residential (non-UNMC sponsored) theater (s) renting this space for which tickets are sold in advance to the general public is limited to forty-eight (48) per year.
2. For outside residential theater performances, seating shall be limited to seventy-five (75).
3. The current residential theater, Spooky Action Theater, or any subsequent residential theater, may not sublet this space to other theaters or organizations. Such restriction will be included in the lease between the UNMC and the residential theater.

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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18471
EXHIBIT NO. 35

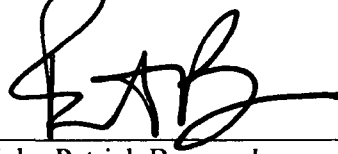
Board of Zoning Adjustment
District of Columbia
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4. Public access to the theater for the general public, staff and performers will be limited to the main entrance to the church on 16th Street. Access from the alley will be limited for ADA purposes and service activities.
5. For Friday and Saturday night performances, the residential theater will seek to make arrangements for off-street parking for staff, performers, and patrons.
6. During the times of residential theater performances, the UNMC will ensure that the gathering of people outside the premises of the church during pre-performance waiting, intermissions, smoke-breaks, or post-performance socializing will not disturb the peace, order or quiet of the residential neighborhood.
7. The UNMC will remove any trash associated with the residential theater performances no later than the day after the performance.

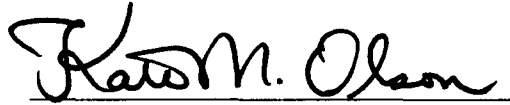
Thank you for your assistance and cooperation in including this letter in the record.

Very truly yours,

GREENSTEIN DELORME & LUCHS, P.C.



John Patrick Brown, Jr.,



Kate M. Olson

cc: By Electronic Mail
Mr. Will Stephens, Chair, ANC 2B
Mr. Bob Meehan, ANC 2B
Mr. Lance Salonia
Mr. Louis Santucci
Mr. Patrick K. Jadin
Mr. Arthur Jackson, O.P.
Mr. David Gatton, UNMC
Mr. Richard Henrich, Spooky Action Theater