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Via Email: bzasubmissions@dc.gov

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, D.C. 20001

**Re: Letter in Support of BZA Application No. 18494
Lauriol Properties, LLC Cactus Cantina / 1780-1782 T Street, NW**

Dear Members of the Board:

I respectfully urge your support of the above-referenced zoning application, which seeks approval to permit the continued use of the property at 1780-1782 T Street, NW as an accessory parking lot for the Lauriol Plaza Restaurant located at the southeast corner of the intersection of 18th and T Streets (1835 18th Street, NW).

The subject property was approved as an accessory parking for Lauriol Plaza in 1998, pursuant to BZA Application No. 16301. Since that time, Lauriol Plaza has complied with the conditions set forth in the approval, namely:

- Condition No. 3: The lot shall be attendant-controlled during its hours of operation.
- Condition No. 4: The lot shall be secured during all hours that it is not in operation.
- Condition No. 5: Landscaping shall be maintained in a healthy growing condition and have a neat and orderly appearance.
- Condition No. 6: The lot shall be cleaned daily and trash pick-up shall occur five times per week.
- Condition No. 7: Any lighting of the parking lot shall be arranged so that all direct rays are confined to the surface of the lot.
- Condition No. 9: No vehicle or any part thereof shall be permitted to project over any lot or building line or on the public space.

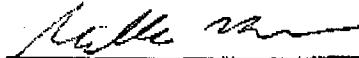
The use of the property as an accessory parking lot does not adversely impact the surrounding neighborhood. In fact, the accessory parking is beneficial because it reduces the demand for on-street parking in the immediate neighborhood. Additionally, in order to improve the parking operations for the restaurant, Lauriol Plaza is proposing a valet parking station along 18th Street, where restaurant patrons would drop off their vehicles. The valet parking attendant will park the vehicles by turning onto T Street and entering the parking lot. Patrons will pick up their cars at the parking lot and exit by turning right onto T Street. The proposed parking scheme would eliminate the vehicular stacking near the intersection of 18th and T Streets that currently occurs.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18494
EXHIBIT NO. 26

Based on the foregoing, we request that the Board approve RZA Application No. 18494 seeking the continued use of the accessory parking lot at 1780-1782 T Street, NW.

Sincerely,


Signature

Jan. 11. 2013
Date

MIKKO KOSONEN
Printed Name

1725 T. ST. NW #22 Washington DC
Address
20009