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Unit B
Washington, DC 20009

March 19, 2013

Board of Zoning Adjustment
For the District of Columbia
441 4th Street, N.W.
Suite 200/210-S
Washington, DC 20001

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Reference: BZA Application Number 18494/Lauriol Properties LLC

Dear Board Members:

I am a party to the application of Lauriol Properties LLC Cactus Cantina, hereafter "the applicant", pursuant to 11 DCMR 3104.1, for a special exception to allow the continued use of an accessory parking lot under section 214, in the R-5-B District at premises 1780-1782 T Street, NW (Square 152, portion of Lot 862).

During a public hearing on the matter in front of the Board of Zoning Adjustment on January 29, 2013, the board decided that before it would take a decision on the special exemption, the applicant must provide greater detail regarding, among other items, a valet parking plan meant in part to address traffic and congestion concerns arising from the lot in question. The board instructed the applicant to provide this additional information by March 12, 2013, which it did. (See the attached documents from the applicant.) As a party, the board instructed me to submit any responses to the March 12 submission by March 19, 2013. This letter serves as my response.

I have reviewed the valet parking plan. While it may solve the significant current congestion and public safety problem, it has not yet been put into place, and in the event it is put in place, it will take at least a few months to verify that it is actually working as intended.

Therefore, if the board is so inclined to approve the application for a special exception for the continued use of the accessory parking lot along with the valet parking plan, I request that this approval be conditional on a review of the success of the proposed valet parking plan six months to one year after the approval. Such conditionality would allow the community to evaluate if the plan did in fact solve the problem it is meant to address.

Sincerely,



Joseph Brinker

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18494

EXHIBIT NO. 41

Board of Zoning Adjustment
District of Columbia
CASE NO.18494
EXHIBIT NO.41