



To:  
Cc:  
Bcc:  
Subject: Fw: Eating/Drinking Establishment Frontage: 1300 block of U Street NW

**From:** "Reid, Rohan (DCRA)" <[rohan.reid@dc.gov](mailto:rohan.reid@dc.gov)>  
**Date:** March 11, 2013, 11:16:18 AM EDT  
**To:** German Xavier Jimenez <[german.xavier.jimenez@gmail.com](mailto:german.xavier.jimenez@gmail.com)>  
**Subject:** RE: Eating/Drinking Establishment Frontage: 1300 block of U Street NW

Good morning Mr. Jimenez,

I received your voicemail and both emails regarding the updated frontage and the Source Theater for square 0234 on 14<sup>th</sup> St, NW. I apologize for not explaining the discrepancy between the frontage Mr. Le Grant and I shared with you previously and that listed in my email to you on Friday. In my review of the available frontage, I realized that the data for one of the eating/drinking establishments was previously entered incorrectly. It was corrected and you now have the updated frontage for that square.

According to the Zoning Regulations the Source Theater is classified as a Legitimate Theater (see definition below) with accessory sale of pre-packaged foods, beer and wine. It is also described as such on the certificate of occupancy. Its primary use is not an eating/drinking establishment and therefore the street frontage it occupies is not included in the inventory for eating/drinking establishments on 14<sup>th</sup> St, NW. Please note that ABRA's use categories may differ from the zoning regulations' use categories for the purposes of the licenses that they issue.

***Legitimate Theater*** - a building, or a part of a building, that is designed and used for the presentation of live plays and other forms of dramatic performance. The facility typically has a stage or other performing area plus tiers of seats for the audience, or other arrangements for the audience to sit or stand to view the performance.

Regards,

**Rohan Reid**

Program Analyst | Office of the Zoning Administrator

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18568  
EXHIBIT NO.4

Department of Consumer and Regulatory Affairs  
Government of the District of Columbia  
1100 4th Street, SW, Suite E340 | Washington, DC 20024  
(202) 442-4648 (p) | (202) 442-4863 (f) | [rohan.reid@dc.gov](mailto:rohan.reid@dc.gov) | [www.dkra.dc.gov](http://www.dkra.dc.gov)



**From:** German Xavier Jimenez [<mailto:german.xavier.jimenez@gmail.com>]  
**Sent:** Saturday, March 09, 2013 1:00 PM  
**To:** Reid, Rohan (DCRA)  
**Subject:** Re: Eating/Drinking Establishment Frontage: 1300 block of U Street NW

Rohan

After reviewing the list, I did not see Source Theater. Please note has an ABC license #79281, Class DM and viewed as a drinking establishment.

Let me know.

Best,

German

Sent from my iPhone

On Mar 8, 2013, at 5:16 PM, "Reid, Rohan (DCRA)" <[rohan.reid@dc.gov](mailto:rohan.reid@dc.gov)> wrote:  
Good afternoon Mr. Jimenez,

I am following up to provide you with the requested information for square 0238 on 14<sup>th</sup> St, NW.

| Square | Total Street Frontage | Maximum amount devoted to eating/drinking establishments | Current amount devoted to eating/drinking establishments | Available amount for eating/drinking establishments |
|--------|-----------------------|----------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------|
| 0238   | 450.0                 | 225.0                                                    | 220.6                                                    | 4.4                                                 |

*Measured in linear feet*

The list of current eating and/or drinking establishments for square 0238 on U Street, NW is as follows:

| Section                  | Square | Lot  | Address         | Name                         | Linear Frontage |
|--------------------------|--------|------|-----------------|------------------------------|-----------------|
| 1800 Block of 14th St NW | 0238   | 0818 | 1801 14th St NW | Standard                     | 20.00           |
| 1800 Block of 14th St NW | 0238   | 0854 | 1805 14th St NW | Cork Market and Tasting Room | 23.18           |
| 1800 Block of 14th St NW | 0238   | 0821 | 1811 14th St NW | Black Cat                    | 62.50           |
| 1800 Block of 14th St NW | 0238   | 0860 | 1819 14th St NW | El Centro D.F.               | 20.08           |
| 1800 Block of 14th St NW | 0238   | 0874 | 1825 14th St NW | Masa 14                      | 37.80           |
| 1800 Block of 14th St NW | 0238   | 0032 | 1833 14th St NW | Bar Pilar                    | 18.00           |
| 1800 Block of 14th St NW | 0238   | 0084 | 1841 14th St NW | Manny & Olgas                | 17.50           |
| 1800 Block of 14th St NW | 0238   | 0856 | 1847 14th St NW | Café Saint-Ex                | 21.00           |

Regards,

**Rohan Reid**

Program Analyst |  
Office of the Zoning  
Administrator  
Department of  
Consumer and  
Regulatory Affairs  
Government of the  
District of Columbia

1100 4th Street, SW, Suite E340 | Washington, DC 20024

(202) 442-4648 (p) | (202) 442-4863 (f) | [rohan.reid@dc.gov](mailto:rohan.reid@dc.gov) | [www.dcrd.dc.gov](http://www.dcrd.dc.gov)

<image002.jpg>

**From:** German Xavier Jimenez [<mailto:german.xavier.jimenez@gmail.com>]

**Sent:** Tuesday, March 05, 2013 10:27 AM

**To:** Reid, Rohan (DCRA)

**Subject:** Re: Eating/Drinking Establishment Frontage: 1300 block of U Street NW

Rohan.

Thank you. This is my understanding also. However, it would be good to have this information for purposes of an interpretation case with BZA regarding square 238.

Best,

German

Sent from my iPad

On Mar 5, 2013, at 10:24 AM, "Reid, Rohan (DCRA)" <[rohan.reid@dc.gov](mailto:rohan.reid@dc.gov)> wrote:

Mr. Jimenez,

I am not able to get that information to you at this moment; however, I can compile and get it to you in a day or two. I can also tell you that there is zero linear frontage remaining for eating and/or drinking establishments for square 0238.

Regards,

**Rohan Reid**

Program Analyst | Office of the Zoning Administrator

Department of Consumer and Regulatory Affairs

Government of the District of Columbia

1100 4th Street, SW, Suite E340 | Washington, DC 20024

(202) 442-4648 (p) | (202) 442-4863 (f) | [rohan.reid@dc.gov](mailto:rohan.reid@dc.gov) | [www.dcrd.dc.gov](http://www.dcrd.dc.gov)

<image001.jpg>

**From:** German Xavier Jimenez [<mailto:german.xavier.jimenez@gmail.com>]

**Sent:** Tuesday, March 05, 2013 10:13 AM

**To:** Reid, Rohan (DCRA)

**Subject:** Re: Eating/Drinking Establishment Frontage: 1300 block of U Street NW

Hi Rohan:

Could you provide the same type of analysis for square 238?

Thank you.

German

Sent from my iPad

On Mar 5, 2013, at 9:51 AM, "Reid, Rohan (DCRA)" <[rohan.reid@dc.gov](mailto:rohan.reid@dc.gov)> wrote:  
Good morning Elwyn Ferris, et al:

My name is Rohan Reid and I am the Zoning Enforcement Officer for the Office of the Zoning Administrator. Matt Le Grant has asked me to follow up with you regarding the current and available street frontage dedicated to eating and/or drinking establishments for square 0237 on U Street, NW. We have concluded our analysis of square 0237 and the result is as follows:

| Square | Total Street Frontage | Maximum amount devoted to eating/drinking establishments | Current amount devoted to eating/drinking establishments | Available amount for eating/drinking establishments |
|--------|-----------------------|----------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------|
| 0237   | 538.4                 | 269.2                                                    | 256                                                      | 13.2                                                |

*Measured in linear feet*

The list of current eating and/or drinking establishments for square 0237 on U Street, NW is as follows:

| Section               | Square | Lot  | Address      | Name           | Linear Frontage |
|-----------------------|--------|------|--------------|----------------|-----------------|
| 1300 Block of U St NW | 0237   | 0201 | 1310 U St NW | Pizza Hut      | 36.00           |
| 1300 Block of U St NW | 0237   | 0199 | 1320 U St NW | Aroma Café     | 36.00           |
| 1300 Block of U St NW | 0237   | 0198 | 1322 U St NW | Crème Café     | 20.00           |
| 1300 Block of U St NW | 0237   | 0198 | 1324 U St NW | Al Crostino    | 20.00           |
| 1300 Block of U St NW | 0237   | 0182 | 1326 U St NW | Pure           | 36.00           |
| 1300 Block of U St NW | 0237   | 0048 | 1334 U St NW | Touchdown      | 0               |
| 1300 Block of U St NW | 0237   | 0048 | 1334 U St NW | The Codmother  | 18.00           |
| 1300 Block of U St NW | 0237   | 0047 | 1336 U St NW | Tabaq Bistro   | 18.00           |
| 1300 Block of U St NW | 0237   | 0046 | 1338 U St NW | Peking Express | 18.00           |

Please note that the zoning regulations require us to track the linear frontage of the **ground level** eating and/or drinking establishments only. Thank you for also providing information regarding the

|                       |      |      |              |                   |       |                     |
|-----------------------|------|------|--------------|-------------------|-------|---------------------|
| 1300 Block of U St NW | 0237 | 0045 | 1340 U St NW | Bistro La Bonne   | 18.00 | proposed restaurant |
| 1300 Block of U St NW | 0237 | 0044 | 1342 U St NW | Desperados        | 18.00 | 'Floating Goat' at  |
| 1300 Block of U St NW | 0237 | 0043 | 1344 U St NW | Jumbo Slice Pizza | 18.00 | 1330 U Street NW.   |
| 1300 Block of U St NW | 0237 | 0043 | 1344 U St NW | Twins Lounge      | 0     | Currently there are |

no issued or pending building permit applications or certificates of occupancy on file for an eating and/or drinking establishment for that address. If a building permit or certificate of occupancy application is submitted to our office for this use, it will be subjected to a complete zoning review to ensure that it complies with the zoning regulations and to determine if the available frontage is sufficient for approval. If not, the applicant will be referred to the Board of Zoning Adjustment in order to seek relief. I hope that this information has been helpful.

Regards,

### **Rohan Reid**

Program Analyst | Office of the Zoning Administrator  
 Department of Consumer and Regulatory Affairs  
 Government of the District of Columbia  
 1100 4th Street, SW, Suite E340 | Washington, DC 20024  
 (202) 442-4648 (p) | (202) 442-4863 (f) | [rohan.reid@dc.gov](mailto:rohan.reid@dc.gov) | [www.dkra.dc.gov](http://www.dkra.dc.gov)  
 <image001.jpg>

**[Grade.DC.gov](http://www.Grade.DC.gov) has expanded again! Check out which five additional agencies can now be rated.**

Visit [www.Grade.DC.gov](http://www.Grade.DC.gov) today to log your feedback on any of 15 D.C. Government agencies.