

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Office of Zoning



AUG 19 2013

Date. _____

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. 18591 of Adolfo Briceno, pursuant to 11 DCMR § 3103.2, for a variance from the floor area ratio requirements under § 771.2, a variance from the off-street parking requirements under § 2101.1, and a variance from the loading requirements under § 2201.1, for a proposed restaurant in the HS-A/C-2-A District at premises 1255 H Street, N E (Square 1004, Lot 343).

This application was approved subject to the following conditions:

1. All loading and garbage pick-up shall occur at the rear of the building from the public alley with flexibility for modification to the 13th Street side upon DDOT approval
2. Business operations of the site shall not block vehicular access to the public alley, other than for brief loading and garbage pick-up
3. The Applicant shall make staff off-site parking available.
4. There shall not be amplified music or sounds on the roof terrace and no loud music within the restaurant other than soft listening music for the comfort of restaurant patrons inside

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

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BOARD OF ZONING ADJUSTMENT
District of Columbia

Web Site: www.dcoz.dc.gov

CASE NO. **18591**

EXHIBIT NO. **35**
Board of Zoning Adjustment
District of Columbia

CASE NO. 18591

EXHIBIT NO. 35

BZA APPLICATION NO. 18591
CONDITIONS LETTER
PAGE NO. 2

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 "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", written in a cursive style.

RICHARD S. NERO, JR.
Deputy Director of Operations