

Burden of Proof Statement for Section 733, Fast Food Establishment
Case #: 18608
1500 Independence Avenue SE, Washington DC, 20003

June 30, 2013

Department of Consumer and Regulatory Affairs

DC Office of Zoning

Board of Zoning Adjustment

One Judiciary Square

441 4th Street NW

Suite 210S

Washington, DC 20001

202.727.6311

RECEIVED
D.C. OFFICE OF ZONING
2013 JUL -1 AM 8:46

Re: BZA Special Exception hearing
Detailed statement of Zoning Regulations for Special Exception:
3420 Connecticut Avenue NW
Washington, DC 20008

733 – Fast Food Establishments in C-2-A Districts

733.1 *Fast food establishments shall be permitted in a C-2-A District as a special exception if approved approved by the Board of Zoning Adjustment under 3104, subject to the provisions of the section.*

The proposed Tenant, **South East (SE) Market**, will adhere to the provisions provided in Section 733.

733.2 The proposed Tenant will **not** occupy dining tables **inside** of the lot.

733.3 The proposed Tenant will **not** occupy dining tables **outside** by street of the lot.

733.4 *The use shall not include a drive-through.*

The proposed Tenant will **not** provide a drive-through.

733.5 *There shall be no customer entrance in the side of rear of a building that faces a street or alley containing a zone district boundary line for a Residence District.*

No customer entrance will be in the side or rear of the building that faces a street or alley containing a zone district boundary line for a Residence District.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18608

EXHIBIT NO. 21

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733.6 *The use shall provide sufficient off-street parking, but not less than that required by 2102.1, to accommodate the needs of patrons and employees.*

No off-street parking spaces are required by 2102.1 for a fast food restaurant in a C-2-A zone district.

733.7 *The use shall be located and designed so as to create no dangerous or other objectionable traffic conditions.*

No dangerous or other objectionable traffic conditions will be created by the proposed Tenant.

733.8 *The Board may impose conditions pertaining to design, screening, lighting, soundproofing, off-street parking spaces, signs, method and hours of trash collection, or any other matter necessary to protect adjacent or nearby property.*

733.9 *The applicant for special exception under this section may request the Board to modify the conditions enumerated in 733.2 through 733.3; provided that the general purposes and intent of this section are complied with.*

The time you have taken to review this matter is greatly appreciated.

Sincerely,

TaeWon Moon
1500 Independence Avenue SE
Washington DC, 20003