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The Parties of Record and the Applicant in BZA Case #18676 agree on the following formal conditions, and the attached, revised plan, to be incorporated into the final approval order:

(1) The reduced number (16) of staff parking spaces on the property created by the requested variance will be used for the intended 75 Mundo Verde staff members. However, if the Applicant determines that the spaces are underutilized by staff, the parking spaces located on the easterly boundary of the property, adjacent to the public alley, and shown on the plan shall not be used for short term parking except between the hours of 9:30AM and 3PM on weekdays, Monday through Friday; with no restrictions placed on these spaces on Saturdays and Sundays.

(2) The Applicant further agrees that it shall not use the four parking spaces on the east side of the Property as a dropoff and pickup zone. Such spaces shall be used only for staff or short-term visitor parking. The Applicant shall actively monitor the use of the alley to ensure that dropoff and pickup activity does not take place in, or result in queing in and/or blocking of the alley.

(3) The Applicant shall construct the project in accordance with these conditions and the attached, revised site plan, initialed by the parties and applicant and submitted on 12/18/13

DEC 18

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18676
EXHIBIT NO. 35