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Rito Loco

606 Florida Ave NW

Response to 733 Fast Food Establishments (C-2-A)

733.1 Fast food establishment shall be permitted in a C-2-A District as a special exception if approved by the Board of Zoning Adjustment under code 3104

733.2 No part of the lot on which the use is located shall be within twenty-five feet (25ft.) of a Residence District unless separated therefore by street or alley.

*Yes this is a true statement; the business is separated by an alley.

733.3 If any lot line of the lot abuts an alley containing a zone district boundary line for a Residence District, a continuous brick wall at least six feet (6 ft.) high and twelve inches (12 in.) thick shall be constructed and maintained on the lot along the length of that lot line. The brick wall shall not be required in the case of a building that extends for the full width of its lot.

*There is a brick wall in place at the rear of the property line

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18690
EXHIBIT NO. 4

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606 Florida Ave NW

Rito Loco Intended Use

Currently the building is vacant and was previously used as a barber shop. The new use will be for a quick service restaurant and carry out. We plan on being open for breakfast, lunch, dinner and late night service on the weekend. Hours of operation will be Monday through Wednesday from 6AM – Midnight, Thursday will be from 6AM – 3 AM, and finally Friday and Saturday we will be open from 9AM – 5AM.

A majority of the floor plan will be used as a kitchen, prep and storage area. We will have

limited seating for 15-20 people and a unisex bathroom. As you can see from the pictures provided on page 11 the property was built in the 1920's, we have exposed the brick and plan to polish the concrete floors. We have reclaimed 100 year old cedar from the ceiling and we intend to use in our design aspect.

733.4 Any refuse dumpsters shall be housed in a three (3) sided brick enclosure equal in height to the dumpster or six feet (6 ft.) high, whichever is greater. The entrance to the enclosure shall include an opaque gate. The entrance shall not face a Residence District.

*We will use garbage cans with Bristo Bristo, located in the alley between 606 Florida Ave and 606 T Florida Ave

733.5 The use shall not include a drive-through.

*True, no drive-through

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

*True

733.7 The use shall be designed and operated so as not to become objectionable to neighboring properties because of noise, sounds, odors, lights, hours of operation, or other conditions.

*True, our neighboring properties are a Café and Bistro. We face Florida Ave, and behind us is a tall brick

separation wall. 606 T is currently residential however our Land Lord Stephen Lawrence is the owner there as well and he intends to change the use to restaurant/lounge when the current lease runs out in March 2014.

733.8 The use shall provide sufficient off-street parking, but not less than that required by 2101.1 to accommodate the needs of patrons and employees.

*Our floor plan is less than 1,500 SQ' our customers and employees will be walking or using the Shaw Metro which is a block away. Also parking is available on any of the surrounding streets, i.e. Georgia Ave. Our floor plan is actually around 800 SQ'.

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

*No we will not alter traffic conditions.

733.10 There shall be adequate facilities to allow deliveries to be made and trash to be collected without obstructing public rights-of-way or unreasonably

obstructing parking spaces, aisles, or driveways on the site.

*All deliveries will be made through the back entrance off of XXXXXXX st. Trash will be collected on XXXXXXX st.

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

*Rito Loco welcomes any advice or thoughts from the Board.

733.12 An applicant for special exception under this section may request the Board to modify the conditions enumerated in 733.2 through 733.4; provided that the general purposes and intent of this section are complied with.

*Rito Loco request a special exception be granted for a restaurant permit at 606 Florida Ave NW.