

1. The general scope of the project – where the property is located, its current use, and the use you are proposing, etc.

The property is located at 207 New York Avenue, NW, Washington DC 20001. Currently, the second and third floor are being rented out as residential properties. We are asking for a mixed use designation so that we can open a Vietnamese Deli on the ground floor.

The deli will serve breakfast sandwiches, bagels, soup, coffee and tea. We do not plan on serving liquor. It will have the capacity for 12 seats and 2 workers. It will operate from Monday through Saturday, 6 am to 7 pm.

As good citizens to the neighboring community, we are taking/have taken the following actions:

1. We have already contracted the Stancil Trash service to service the trash pickup for our residential units, and plan to use them for the deli as well. The trash will be stored and picked up in the back of the building.
2. Will be installing security cameras both in the front and back of the building.

2. An explanation of how the project meets the requirements for a use variance – i.e. what is contained in your burden of proof statement.

A. The Property Affected by an Exceptional Situation or Condition.

We are seeking the zoning board for a use variance (and not an area variance). We are applying for a mixed use zoning designation for 207 New York Ave, NW Sq. 0555 Lot 0159 (hereby known as *the building*).

While the neighborhood consists of several residential properties, there is also an abundance of commercial ones. In less than 150 feet of the building are a Chinese Carryout, a barbershop, a retail space, and a CrossFit/Parkour gym. This building was actually a laundromat before we reconstructed.

Given the fact that there are already several commercial properties within walking distance, we believe it is highly reasonable for granting us a mixed use designation.

B. Strict Application Would Result in a Practical Difficulty to the Property Owner.

Rejection of the mixed-use designation would mean we would need to rebuild the first floor for residential use. This will involve a large cash outlay, probably costing multiple hundreds of thousands. The above two residential units' tenants will have to deal with the ongoing construction, and could probably mean that we would have to leave these units vacant during this time. The neighborhood would also endure additional noise and traffic for an extended period.

C. No Substantial Detriment to the Public Good Nor Substantial Impairment to the Intent, Purpose and Integrity of the Zone Plan.

As mentioned previously, several of our neighboring buildings are commercial properties. We will we not be a detriment to the public; on the contrary, our property will increase the utility and walkability of our neighborhood by providing a new service to its residents.



Pho Viet Deli

Restaurant Hours:
Mon - Sat: 6AM - 7PM
Sun: CLOSED

207 New York Avenue, NW
Washington DC 20001

THE ROLLS

1. Spring Rolls/ Gỏi Cuốn \$4.50
(3) Fresh spring rolls w/ shrimp, pork, vermicelli noodles, and vegetables wrapped in rice paper. Served w/ peanut sauce.
2. Vegetarian Spring Rolls/Gỏi Cuốn Chay \$4.50
(3) Fresh vegetarian spring rolls w/ tofu, vegetables and vermicelli noodles wrapped in rice paper. Served w/ peanut sauce.
3. Egg Rolls/Chả Giò \$4.50
(3) Vietnamese fried pork egg rolls and vegetables. Served w/ fish sauce.
4. Vegetarian Egg Rolls/ Chả Giò Chay \$4.50
(3) Vietnamese fried vegetarian egg rolls. Served w/ fish sauce.



SANDWICHES/

BANH MI

5. Special Combo Banh Mi \$6.99
Vietnamese Ham, Pate,
Vegetables
6. Bagels with Cream Cheese \$3.99
7. Beef Pho with Beef Vegetables \$8.99



Drinks

8. Soft Drinks \$1.50
Coke, Diet Coke and Sprite
9. Lemonade/ Đá Chanh \$1.99
10. Soy Milk/ Sữa Đậu Nành \$2.50
Soy milk
11. Coconut Juice/ Nước Dừa \$2.99
Young coconut juice
12. Iced Tea/ Trà Đá \$1.00
Jasmine iced tea
13. Hot Tea /Trà Nóng \$1.50
Tea Pot
14. Vietnamese Coffee/ Cà Phê Sữa Đá \$3.50