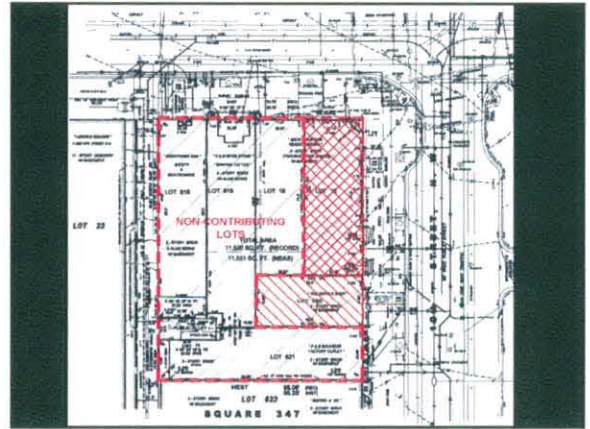
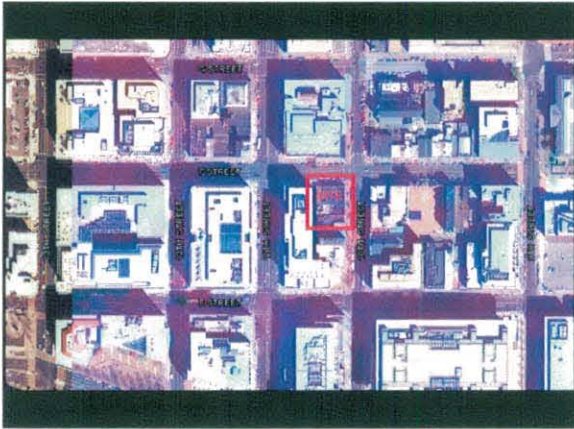


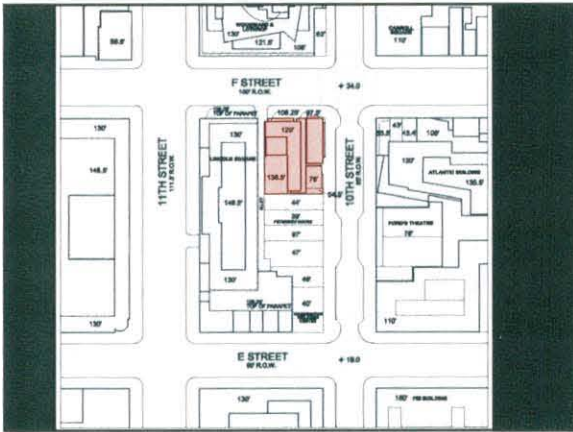
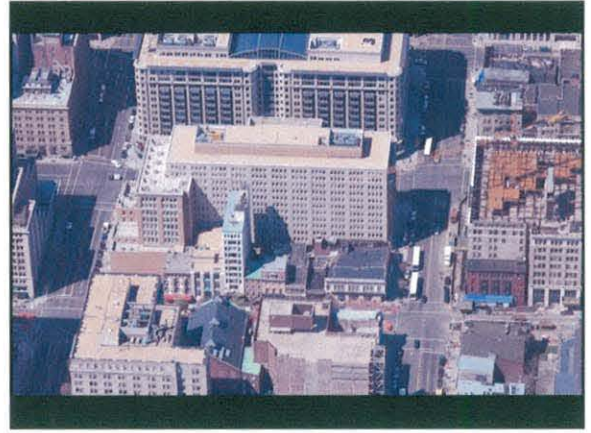
1000 F Street, NW Washington, DC

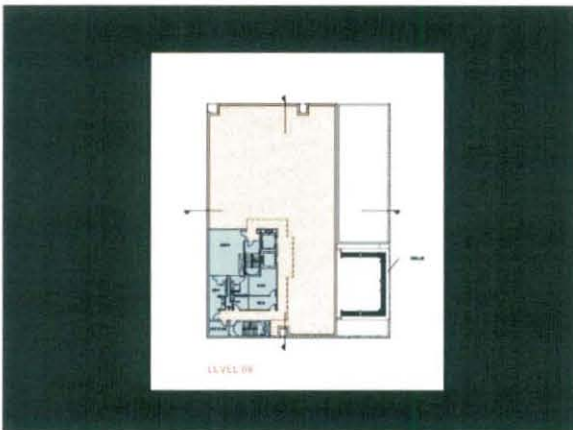
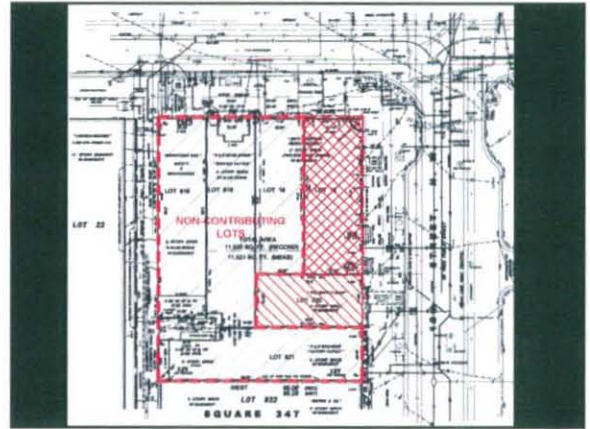
Zoning Commission Hearing - January 24, 2008

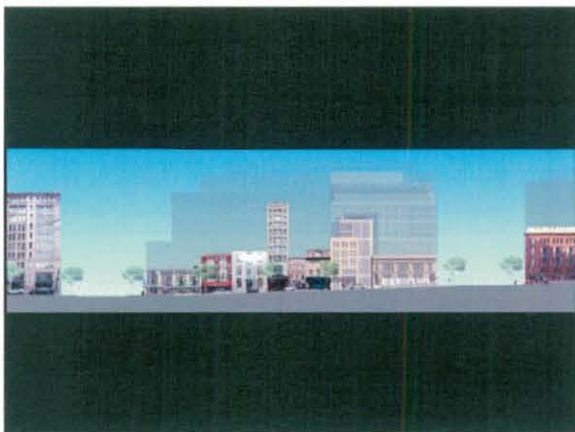
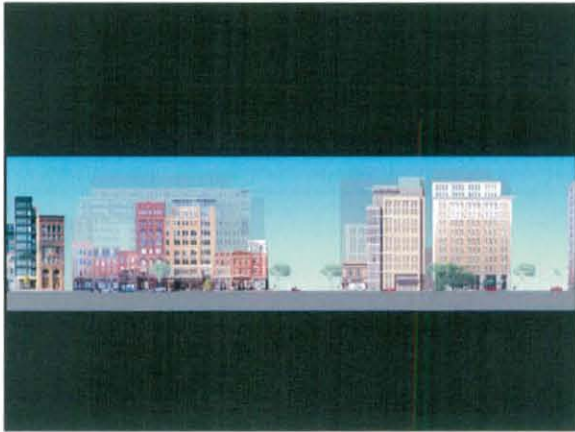
Owner:	Jemal's Up Against the Wall, LLC
Architect:	Shalom Baranes Associates
Landscape Architect:	Stephenson & Good
Land Use Counsel:	Holland & Knight

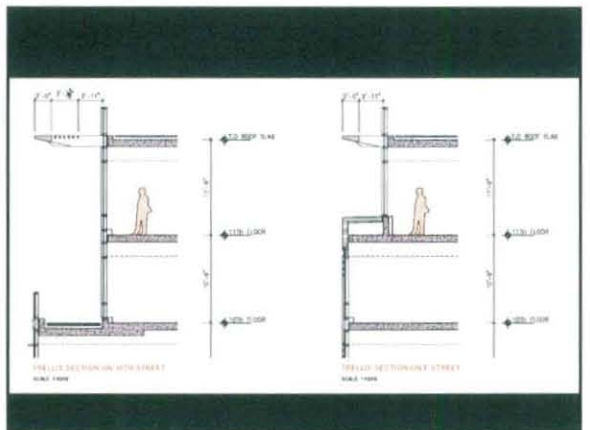
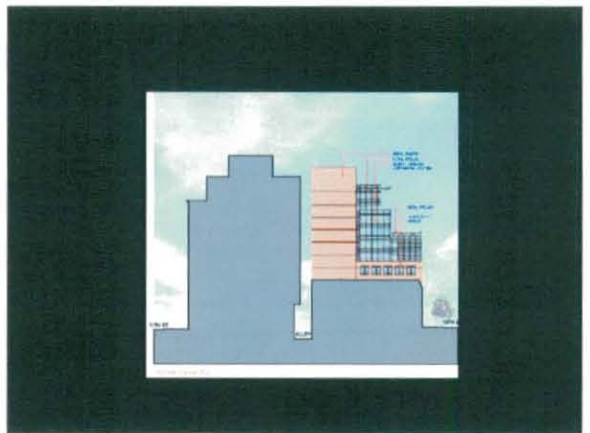
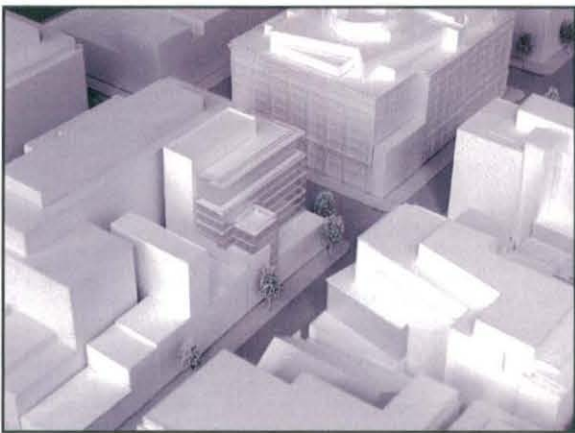
ZONING COMMISSION
EXHIBIT 07-18
31

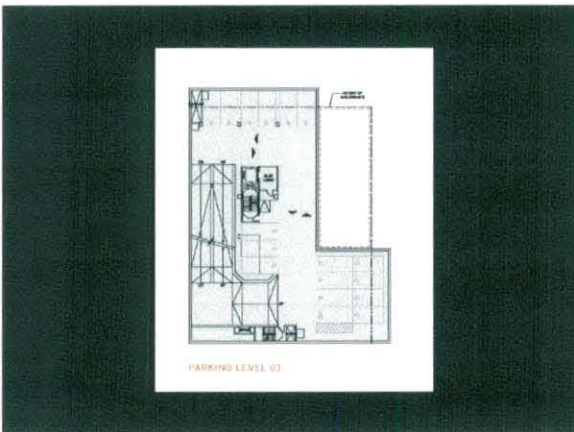
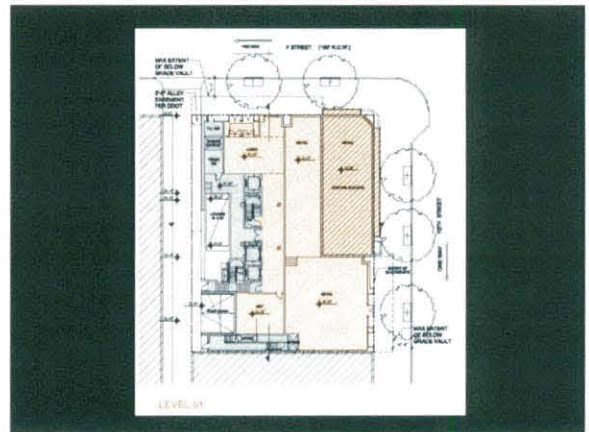
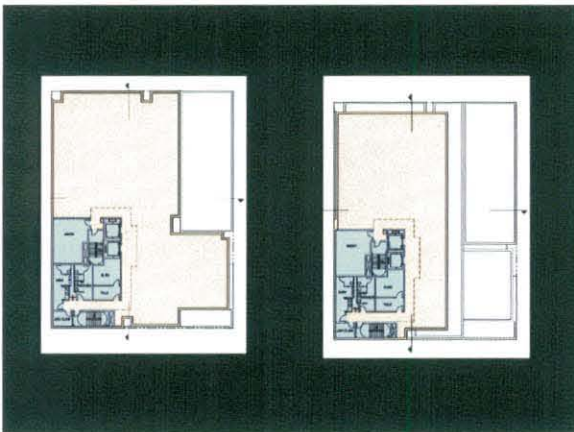








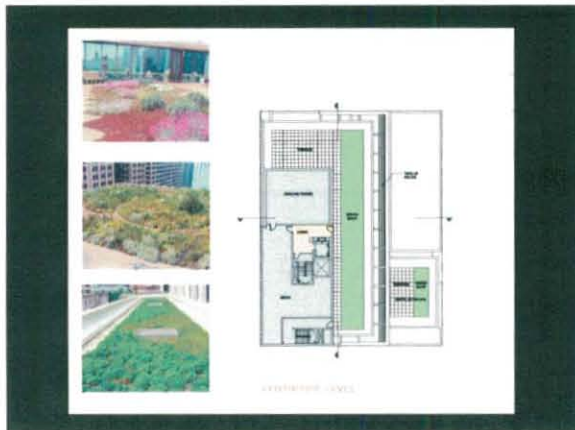




SUSTAINABLE DESIGN FEATURES:

1. THE PROJECT IS CURRENTLY REGISTERED WITH THE U.S. GREEN BUILDING COUNCIL AS THE FIRST STEP TOWARD EARNING LEED CERTIFICATION.
2. THE PROJECT WILL QUALIFY FOR A 'CERTIFIED' RATING OF 26 LEED-CS POINTS.
3. THE APPLICANT IS WORKING WITH AN ACCREDITED LEED PROFESSIONAL.

SUSTAINABLE SITES	8
WATER EFFICIENCY	1
ENERGY AND ATMOSPHERE	4
MATERIALS AND RESOURCES	4
INDOOR ENVIRONMENTAL QUALITY	8
INNOVATION & DESIGN PROCESS	1
TOTAL	26



FAR ANALYSIS & PROJECT BENEFITS:

•THE SITE CONSISTS OF THE WAFFLE SHOP, THE HISTORIC CORNER BUILDING AND FOUR NON-HISTORIC BUILDINGS.

•MATTER-OF-RIGHT FAR:

• DD OVERLAY = 6.0

• C-4 DISTRICT = 8.5 / C-4 PUD = 10.5

•COMPOSITE FAR OF THE HISTORIC CORNER BUILDING AND THE NON-HISTORIC LOTS = 8.07

•PROPOSED FAR = 8.30

BENEFITS PROFFERED IN EXCHANGE FOR INCREASED FAR ACROSS SITE:

1. PRESERVATION OF THE WAFFLE SHOP THROUGH DISMANTLING AND RECONSTRUCTION AT ANOTHER APPROPRIATE LOCATION (COST OF APPROXIMATELY \$1.5 MILLION, NIC OPERATIONAL COSTS).
2. REMOVAL OF AN UNDESIRABLE BUSINESS FROM, AND ENHANCEMENT OF, THE HISTORIC DISTRICT.
3. INCLUSION OF AN ALLEY EASEMENT, WHICH RESULTS IN THE LOSS OF APPROXIMATELY 625 SF OF OCCUPIABLE FAR.



BEFORE THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

AFFIDAVIT OF MAINTENANCE

In re: Jemal's Up Against the Wall, LLC-Consolidated PUD at Square 347, Lots 18, 19, 819, 820 and 821

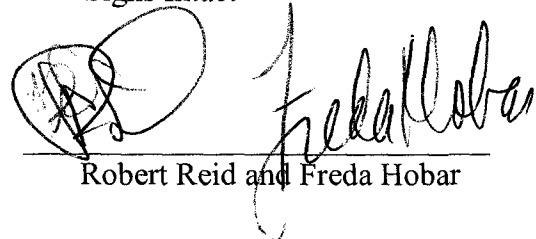
Application No. ZC 07-18

I, Robert Reid/Freda Hobar, being duly sworn, state the posting of the subject site was maintained as follows:

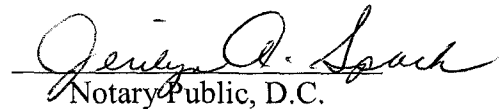
December 7, 2007	Signs Intact
December 14, 2007	Signs Intact
December 21, 2007	Signs Intact
December 28, 2007	Signs Intact
January 4, 2008	Signs Intact
January 11, 2008	Signs Intact
January 18, 2008	Replaced 3 Signs
January 23, 2008	Signs Intact

RECEIVED
D.C. OFFICE OF ZONING

2008 JAN 24 PM 4: 37


Robert Reid and Freda Hobar

Subscribed and sworn to before me this 24th of January, 2008.


Notary Public, D.C.

JERILYN A. SPACH
NOTARY PUBLIC OF DISTRICT OF COLUMBIA
My Commission Expires May 31, 2008

My commission expires: _____

ZONING COMMISSION
District of Columbia
CASE NO. 07-18
EXHIBIT NO. 31

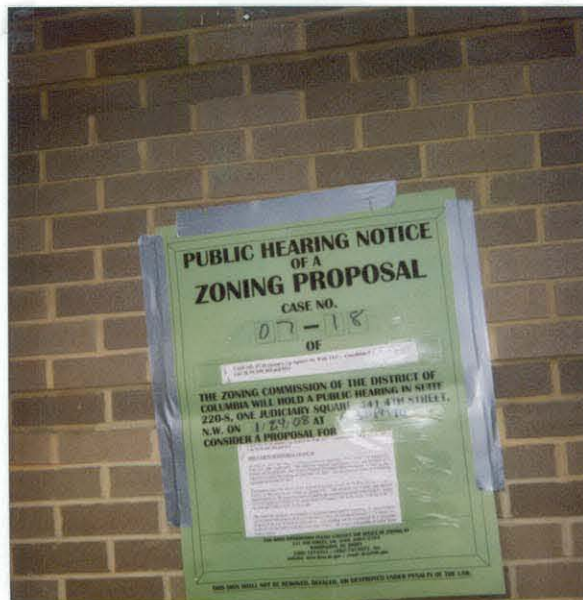
ZC 07-18
Application of Serol's
UP AGAINST THE WALL LLC



1000 F Street NW
ZC 07-18



11th Street NW
ZC 07-18



Corner of 11th and B Street NW
ZC 07-18