~~ATTACHMENT A~~ **August 6, 2002**

PROPOSED CONDITIONS
FOR
BED & BREAKFAST VARIANCE
AT
1720 – 16th STREET, NW

Historic Preservation

1. Significant interior features of the subject building will be retained and preserved by the owner coincident with any bed & breakfast use of the building. Upon approval of the requested variance, the owner will open the building to an interior inspection by the staff of the D.C. Historic Preservation office ~~and~~ **for the purpose of identifying significant features. The owner will then** provide photos of the existing interior conditions to such staff for the purpose of documenting significant features. Thereafter, any permits to alter the interior of the building will be approved by the Zoning Administrator only after review and recommendation by the Historic Preservation staff as to consistency with the preservation of significant interior features.

Occupancy

2. The Bed & Breakfast will have a maximum of 10 (single or double occupancy) guestrooms.

3. No more than four nonresident employees of the Bed and Breakfast will work onsite at any one time.

Events

4. Guests of the Bed & Breakfast may host up to 24 events (*i.e.*, parties, meetings, weddings, receptions and the like) **annually**. Weekday events (Monday through Friday) can take place between the hours of 8:30 a.m. and 9:30 p.m. Weekend events (Saturday and Sunday) can take place between the hours of 11 a.m. and 10:30 p.m. **There will be no consecutive weekend events**

5. With the exception of events, the only meal that can be served on the premises of the Bed & Breakfast will be breakfast.

6. No more than 110 guests will be permitted to attend any single event.

7. Tables and chairs for events will be stored on the premises.

8. Event organizers will provide appropriate security.

BZA
Case No. 16823
Exhibit No. 75

Board of Zoning Adjustment
District of Columbia
CASE NO.16823
EXHIBIT NO.75

Courtyard Use

9. With the exception of wedding ceremonies, no events will be scheduled in the courtyard[10] **and no music or entertainment will be provided in the courtyard. No event buffet or other event food or drink service will be provided in the courtyard**.

10. No breakfast buffet service will be set up in the courtyard.

11. No amplified music will be played in the courtyard.

12. [11] [12]**During events, signs will be posted in the courtyard requesting that guests respect the neighbors' peace and quiet.**

Lighting

13. Lighting in the rear of the premises will be directed away from neighboring windows.

Parking and Traffic

14. All catering deliveries to the Bed & Breakfast will be made by van.

15. One onsite parking space in the garage will be made available at all times for guests and/or deliveries.

16. Additional parking for guests will be made available through a contract with a nearby commercial parking garage or facility. Parking for events will be provided off-site through a contract with a commercial parking garage and/or valet parking company.

17. The Bed & Breakfast will provide all employees with "Metrochek" farecard vouchers as a benefit of employment and an inducement to take public transportation to work.

Trash

18. Trash will be kept in securely covered receptacles stored in a brick enclosed area adjacent to the alley. Trash pickup will be scheduled a minimum of three times per week. All reasonable steps will be taken to prevent vermin.

19. Caterers for events will be responsible for removal of all event-related trash after the event.