GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Zoning Administrator

October 15, 2002

DC Office of Zoning
Board of Zoning Adjustment
441 - 4th Street, NW - Room 210
Washington, DC 20001
Attn: Geoffrey Graffis, Chairman

Re: 1326 Park Road, NW
Lot 0035 in Square 2843
Washington, DC
BZA Case No. 16940

Dear Mr. Griffis:

BZA case No. 16940 involves the effort of Mr. Mauricio Arias, the owner of El Rinconcito II to obtain a variance for a 75 seat restaurant in an R-4 District.

When Mr. Arias bought the building, presumably to use it for his restaurant, there was a Certificate of Occupancy, issued in 1995, for a 50 seat restaurant. This office believed at the time that the zone district was C-2-A. We later discovered that the district was zoned R-4.

Accordingly, we renewed the existing certificate for one year to give the applicant time to seek a variance from the BZA. We urge the BZA to give favorable consideration the application. We will, of course, be happy to provide any additional information you may require.

Respectfully,

Robert W. Kelly
Zoning Administrator

RWK/er

BZA
Case No. 16940
Exhibit No. 23

941 North Capitol Street, N.E., Suite 2000 Washington, DC 20002 Phone: (202) 442-4576 Fax: (202) 442-4871

Board of Zoning Adjustment
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CASE NO.16940
EXHIBIT NO.23