ANC 1A
3511 14th ST NW #2 WASHINGTON DC 20010 588-7278

October 17, 2002

Mr. Jerrily Kress
Director
Board Of Zoning Adjustment
441 4th St NW Suite 210-S
Washington, DC 20001

RE: BZA APPLICATION # 16940
EL RINCONCITO II RESTAURANT
1326 PARK ROAD NW

Dear Mr. Kress:

You will find attached ANC 1A's Resolution supporting the granting of the zoning variance for a restaurant use in a residential zone in the above case.

Due notice was given of ANC 1A's October 9, 2002 meeting at which this matter was considered. A quorum of this commission consists of five commissioners. There were seven commissioners present at the time of the vote, which was unanimous (7-0).

Sincerely,

Elizabeth McIntire
Chair, ANC 1A

BZA
Case No. 16940
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO.16940
EXHIBIT NO.24

ANC 1A

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RESOLUTION RE: BZA APPLICATION # 16940 –
EL RINCONCITO II RESTAURANT AT 1326 PARK ROAD NW

Whereas, the subject business at 1326 Park Rd NW is located within the boundaries of ANC 1A, Single Member District 1A04;

Whereas, El Rinconcito II Restaurant is a welcome addition to the neighborhood, an attractive full service restaurant in a newly renovated building, one of very few in the area, and ANC 1A has already supported the issuance of an ABRA license for the business;

Whereas, a Certificate of Occupancy was issued by DCRA for a restaurant use at the same location in 1996, and the owner purchased the property in good faith expecting to continue that use, and has invested a substantial sum to make a very handsome establishment;

Whereas, although the south side of the 1300 block of Park Road is not zoned commercial, this section is directly across the street from the proposed Tivoli Square project, which will include a grocery on Park Road, for which the Zoning was recently changed to C-3-A, and there are other non-residential uses on the block ;

Therefore, ANC 1A supports the application for a variance from use restrictions in a residential zone for the El Rinconcito II Restaurant for the duration of its operation.

This resolution was adopted at ANC 1A's October 9, 2002 meeting, for which due notice was given, with 7 commissioners in attendance and a quorum (5 commissioners) present, by a unanimous vote of 7 to 0 . Commissioner Mack James is authorized to present this report.

Elizabeth McIntire
Chair

John Thomas
Vice Chair