STATEMENT OF EXISTING AND INTENDED USES
7331 GEORGIA AVENUE, N.W.

The property located at 7331 Georgia Avenue, N.W., Lot 40 in Square 2964, (the "Property") is owned by Jose I. And Ana B. Reyes, (the "Applicant").

The Property is located in the Zone C-2-A. The Property is currently improved with an existing two story brick building and operates as a restaurant.

The applicant intends to use the second floor as a Dining Area. Currently, the owner has the Certificate of Occupancy for the first floor and the basement.

The total area of the building is 3,760 Square Feet, broke down as follows: the basement level has an area of 940. S.F., the first floor 1456 S.F., and the second floor has an area of 1365 S.F.

The seating capacity for the basement level is 50. For the first floor the capacity is 50, and the seating capacity for the second floor is 56, for a total of 156 seats.

The applicant proposes to use the second floor for dining area in order to get the most commercial benefit from the building area, and because patrons do not like to seat in the basement level, causing the owner to loose some business.

BZA
Case No. 17133
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
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