1737 Hobart Street, N.W.
Washington, D.C. 20009

November 3, 2004

D.C. Board of Zoning Adjustment
941 North Capitol Street, N.E. Suite 2000
Washington, D.C. 20002

Dear Members of the Board of Zoning Adjustment:

In conformance with the requirements of the of the D.C. Board of Zoning Adjustment, we, the owners of Haydee's Restaurant, hereby submit this application for an area variance for the building project located at 6303 Georgia Avenue, N.W., Lot 41, Square 2978, Zoned C-2-A.

The building was previously Lots 34 & 35 before being combined by subdivision. It occupies the entire lot, as does every other building on the same block. The other buildings stand two to four stories high and have no rear yards or parking. Ours is the only one story building on the block. Thus a two-story addition to it would not be inconsistent with the general intent and purpose of the zoning regulation. The size and shape of our building makes it difficult to have a rear yard because it occupies the entire lot. However, we sublet a twenty-space parking lot adjacent to the restaurant for customer use and are presently negotiating to buy it.

The addition to our building, therefore, will not pose a substantial detriment to the public good. The intent of the two-story addition is to accommodate the needs of our neighborhood customers. Often on weekends, customers are turned away because we do not have the space to accommodate them. As the only eat-in family restaurant within a ten-block radius, officers and staff from the Metropolitan Police Department's Fourth District Headquarters frequent it. The restaurant's expansion will allow us to hire additional staff and lend to the beautification of the Georgia Avenue Business District.

Therefore, we hereby submit this application for your review and consideration. If you have any questions or concerns, please contact us at (202) 667-0320. Thank you.

Sincerely,

Haydee Vanegas
Owners

Mario Alas

BZA
Case No. 17274
Exhibit No. 7

Board of Zoning Adjustment
District of Columbia
CASE NO. 17274
EXHIBIT NO. 7