

EXHIBIT B

REDLINE OF CONDITIONS

*For ease of review, the Applicant's requested changes to **condition numbers 1 & 2** in BZA Order 18471 are shown below as a redline.*

Condition No. 1: This approval shall be for a period of **SIX (6)** ~~THREE (3)~~ YEARS beginning on the date upon which the order became final.

Condition No. 2: The total number of “performances” by the residential theater shall be limited to **60**~~48~~ per year. Performances shall include only formal theater-sponsored and benefitted scheduled events in which tickets are advertised and offered in advance to the general public. Performances shall not include Church-sponsored and benefitted events, theater auditions, rehearsals, and dress rehearsals which are not open to the public and tickets are not sold or offered, and other small scale and customary theater developmental activities, including free workshops, readings, open houses and other fundraising activities and other development activities for theater professionals and the public.

Condition No. 3: For outside residential theater performances, seating shall be limited to 75.

Condition No. 4: The current residential theater, Spooky Action Theater, or any subsequent residential theater, shall not sublet this space to other theaters or organizations. Such restriction shall be included in the lease between the Applicant and the residential theater.

Condition No. 5: Public access to the theater for the general public, staff and performers shall be limited to the main entrance to the Church on 16th Street. Access from the alley shall be limited for ADA purposes and service activities.

Condition No. 6: For Friday and Saturday night performances, the residential theater shall seek to make arrangements for off-street parking for staff, performers, and patrons.

Condition No. 7: During the times of residential theater performances, the Applicant shall ensure that the gathering of people outside the premises of the Church during pre-performance waiting, intermissions, smoke-breaks, or post-performance socializing shall not disturb the peace, order or quiet of the residential neighborhood.

Condition No. 8: The Applicant shall remove any trash associated with the residential theater performances no later than the day after the performance.

Condition No. 9: The Church shall meet with the ANC annually to discuss any concerns and the need to implement any new mitigation measures.

Condition No. 10: The Church shall create a mission for charitable and educational activity in which the rental theater shall be a participant.