

March 4, 2025

Via Email to dcoz@dc.gov
Frederick L. Hill, Chairman
Board of Zoning Adjustment
441 4th St NW, Suite 210S
Washington, D.C. 20001

RE: Dinesh Tandon and Nidhi Tandon BZA Application No. 21151

Dear Members of the Board:

Attached please find a revised application and self-certification form adding a use variance as an alternative basis of relief in the referenced application..

Thank you in advance for your consideration.

Sincerely,



Cynthia A. Giordano

CERTIFICATE OF SERVICE

I hereby certify that on March 4, 2025, an electronic copy of the foregoing Revised Application regarding Dinesh Tandon and Nidhi Tandon, was served on the following:

D.C. Office of Planning
Ron Barron
ron.barron1@dc.gov

Advisory Neighborhood Commission 5E (Main Office)
5E@anc.dc.gov

Evelyn Brown
Evelynb14@verizon.net

Richard Smith
Rsmith2905@yahoo.com

Malini Tolat
malinitolat@gmail.com

Maya Kavaler
Maya.kavaler@gmail.com

A handwritten signature in blue ink, appearing to read "Cynthia Gordon", is placed within a rectangular box. A horizontal line extends from the bottom of the box across the page.



FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
3124	0143	RF-1	5E05

Address of Property: 2324 North Capitol Street, NW

ZONING INFORMATION

Relief from section(s): C § 204.9, C § 204.9(b)

Type of Relief: Area or Use Variance, Special Exception

Brief description of proposed project: The Applicant is proposing to use the Building's cellar and first floor as a casual fine dining restaurant.

Present use of Property: The Property is currently with a two-story + cellar mixed-use building. The cellar level and first floor of the Building were most recently used as a retail convenience store and as a retail grocery store before that.

Proposed use of Property: The Applicant is proposing to use the Building's cellar and first floor as a casual fine dining restaurant.

CONTACT INFORMATION

Owner Information

Name: Dinesh & Nidhi Tandon

E-mail: msullivan@sullivanbarros.com

Address: 1190 MORSE ST NE WASHINGTON DC 20002-3806

Phone No.s: (202)503-1704

Phone No. Alternate:

Authorized Agent Information

Name: Cynthia Giordano

E-mail: cynthia.giordano@saul.com

Address: 1919 Penn Ave. Washington DC

Phone No.s: (202)295-6612

Phone No. Alternate:

FEE CALCULATOR

Fee Type	Fee	Unit	Total
All Other Variances Per Section Requested	\$1040	1	\$1040
Special exception (all other)	\$1560	1	\$1560
Grand Total			2600

SIGNATURE

Date

Cynthia Giordano

3/4/2025

* * *
 BEFORE THE BOARD OF ZONING ADJUSTMENT
 DISTRICT OF COLUMBIA

FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
2324 North Capitol Street, NW	3124	0143	RF-1

Single-Member Advisory Neighborhood Commission District(s): **5E05**

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	<input checked="" type="checkbox"/> X § 1000.1 - Use Variance	<input checked="" type="checkbox"/> X § 1000.1 - Area Variance	<input checked="" type="checkbox"/> X § 901.2-Special Exception
Pursuant to Subsections	X, 1001.4 and 1002.1(b)	C-204.9(b)	C-204.9

Pursuant to 11 DCMR Y § 300.6(b), the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
 (D.C. Official Code § 22-2405)

 <i>Dinesh Tandon and Nidhi Tandon</i> Owner's Name (Please Print)		 <i>Cynthia Giordano</i> Agent's Name (Please Print)	
Date	3/4/2025	D.C. Bar No.	290973

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	DEVIATION Deviation/Percent
Lot Area (sq. ft.)	1,772 sq. ft.	NA	NA	1,772 sq. ft.	NA
Lot Width (ft. to the tenth)	22.17 ft.	NA	NA	22.17 ft.	NA
Lot Occupancy (building area/lot area)	75%	N/A	75%	75%	NA
Floor Area Ratio (FAR) (floor area/lot area)	NA	N/A	NA	NA	NA
Parking Spaces (number)	NA	NA	NA	NA	NA
Loading Berths (number and size in ft.)	NA	NA	NA	NA	NA
Front Yard (ft. to the tenth)	NA	NA	NA	NA	NA
Rear Yard (ft. to the tenth)	18.86 ft.	18.86 ft.	NA	18.86 ft.	NA
Side Yard (ft. to the tenth)	NA	N/A	NA	NA	NA
Court, Open (width by depth in ft.)	NA	N/A	NA	NA	NA
Court, Closed (width by depth in ft.)	NA	N/A	NA	NA	NA
Height (ft. to the tenth)	27 ft.	N/A	35 ft.	27 ft.	NA
Solar Shading of Abutting Properties	NA	N/A	5%	NA	NA

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.



Jamestown Premier One Metro
Center Corp
700 12th ST NW STE 700 PMB 92958
WASHINGTON DC 20005-4052

ADELAJA HEYLIGER
2320 N CAPITOL ST NW
WASHINGTON DC 20002-1106

EVELYN BROWN
2318 N CAPITOL ST NW
WASHINGTON DC 20002-1106

DESHOLA ADEBAYO
2316 N CAPITOL ST NW
WASHINGTON DC 20002-1106

CARLOS BELL
2314 N CAPITOL ST NW
WASHINGTON DC 20002-1106

CHRISTOPHER WEAVER
2312 N CAPITOL ST NW
WASHINGTON DC 20002-1106

PAULETTE SYKES
2310 N CAPITOL ST NW
WASHINGTON DC 20002-1106

KYLE HOLLAND
2308 N CAPITOL ST NW
WASHINGTON DC 20002-1106

MARISA BAILEY
2306 N CAPITOL ST NW
WASHINGTON DC 20002-1106

JAMES L & FRANZISKA CERRUTI
1948 CALVERT ST NW # 8
WASHINGTON DC 20009-5473

DELENA PERKINS
1 ADAMS ST NW
WASHINGTON DC 20001-1025

NELLIE LANE
11801 MARY CATHERINE DR
CLINTON MD 20735-1045

CARSON PUTNAM
5 ADAMS ST NW
WASHINGTON DC 20001-1025

PHILIP JONES
7 ADAMS ST NW
WASHINGTON DC 20001-1025

SEAN POWERS
9 ADAMS ST NW
WASHINGTON DC 20001

ANN WINSTEAD-DERLEGA
11 ADAMS ST NW
WASHINGTON DC 20001-1025

GRAHAM BROOKIE
13 ADAMS ST NW
WASHINGTON DC 20001-1025

MAYA DAVIS
15 ADAMS ST NW
WASHINGTON DC 20001-1025

MATTHEW DICKENS
17 ADAMS ST NW
WASHINGTON DC 20001-1025

FATIMA KHAMBATY
1151 BODEGA DR
SUNNYVALE CA 94086-5740

FATIMA KHAMBATY
19 ADAMS ST NW # 2
WASHINGTON DC 20001-1025

Dasarath Kiridena
1640 PORTAL DR NW
WASHINGTON DC 20012-1114

MICHAEL CASEY
23 ADAMS ST NW
WASHINGTON DC 20001-1025

FATIMA KHAMBATY
19 ADAMS ST NW # 2
Washington DC 20001-1025

MAYA KAVALER
8 BRYANT ST NW
WASHINGTON DC 20001-1028

KENNETH KRIESE
10 BRYANT ST NW
WASHINGTON DC 20001-1028

ALLISON LONDON
25 ADAMS ST NW
WASHINGTON DC 20001-1025

POUYA EFTEKHARI
14 BRYANT ST NW
WASHINGTON DC 20001-1028

SAMBA NDIAYE
16 BRYANT ST NW
WASHINGTON DC
20001-1028

ERIC TOMASI
12 BRYANT ST NW
WASHINGTON DC 20001-1028

MATEO CUMMINGS
18 BRYANT ST NW
WASHINGTON DC 20001-1028

ADRIAN PODPIRKA
20 BRYANT ST NW
WASHINGTON DC 20001-1028

OWNER
22 BRYANT STREET NW
WASHINGTON DC 20001-1028

LORETTA HAUSEY GARRETT TRUSTEE
24 BRYANT ST NW
WASHINGTON DC 20001-1028

JOHN NOLT
26 BRYANT ST NW Unit 1
WASHINGTON DC 20001-1028

BRYAN P. H. HAYES TRUSTEE
26 BRYANT ST NW Unit 2
WASHINGTON DC 20001

PROSPECT HILL CEMETERY
2201 N CAPITOL ST NE
WASHINGTON DC 20002-1103

BRIGETTE ROUSON
2311 N CAPITOL ST NE
WASHINGTON DC 20002-1105

MAE GALLOWAY
2313 N CAPITOL ST NE
WASHINGTON DC 20002-1105

MOLINDA GREGGS
2315 N CAPITOL ST NE
WASHINGTON DC 20002-1105

LISA BELL
2317 N CAPITOL ST NE
WASHINGTON DC 20002-1105

JESSICA NIEWOLD
2319 N CAPITOL ST NE
WASHINGTON DC 20002-1105

HEMM PROPERTIES LLC
1100 SUGAR MAPLE LN
HERNDON VA 20170-2337

CURTIS MINT
2403 N CAPITOL ST NE
WASHINGTON DC 20002-1012

SYLVIA BALFOUR
2405 N CAPITOL ST NE
WASHINGTON DC 20002-1012

JUDITH MILLS
2407 N CAPITOL ST NE
WASHINGTON DC 20002-1012

HOLLY ASHLEY
2902 MATAPEAKE DR
UPPR MARLBORO MD 20774-9401

TESFU GGIORGIS
901 LAREDO RD
SILVER SPRING MD 20901-1868

DEMO KING CORPORATION
12837 DOGWOOD HILLS LN
FAIRFAX VA 22033-3250

JIMMIE BOYKIN
2406 N CAPITOL ST NW
WASHINGTON DC 20002-1013

TAMMIE SOMMONS
2408 N CAPITOL ST NW
WASHINGTON DC 20002-1013

TALITHA NALLE
2410 N CAPITOL ST NW
WASHINGTON DC 20002-1013

SUJIT TOLAT
15 BRYANT ST NW
WASHINGTON DC 20001-1027

FRANK OWENS
17 BRYANT ST NW
WASHINGTON DC 20001-1027

RICHARD SMITH
19 BRYANT ST NW
WASHINGTON DC 20001-1027

LEWIS BAKER
21 BRYANT ST NW
WASHINGTON DC 20001-1027

GARLAND TRENT
23 BRYANT ST NW
WASHINGTON DC 20001-1027

J E YOUNG
25 BRYANT ST NW
WASHINGTON DC 20001-1027

PATRICK METZ
27 BRYANT ST NW # 1
WASHINGTON DC 20001-1027

BRENDAN MACARTHUR
27 BRYANT ST NW # 2
WASHINGTON DC 20001-1027

DANIELLE BERTI
29 BRYANT ST NW
WASHINGTON DC 20001-1027

GEORGE SIMPSON
31 BRYANT ST NW
WASHINGTON DC 20001-1027