

CONDITIONS

1. **Pest Control.** The fast-food establishment shall maintain a pest control service arrangement providing, at a minimum, monthly extermination services — including treatment for insects, spiders, rats, and other rodents — performed by a licensed exterminator, at the fast-food establishment expense. The fast-food establishment shall exercise care in its handling of garbage, waste, and refuse, and shall remove such materials from the building as frequently as necessary to prevent pests from entering the premises or surrounding areas. In the event pests are discovered in or about the premises that are reasonably attributable to the fast-food establishment operations, the establishment shall promptly take all commercially reasonable, necessary, and appropriate measures to address the issue.
2. **Grease Management.** The fast-food establishment shall install a grease interceptor, grease trap, or equivalent collection system as required by applicable local codes and ordinances, and shall maintain that system in accordance with applicable law and commercially reasonable industry practices and in a manner reasonably necessary to prevent odors, rodents, or other adverse conditions. Used cooking oil shall be collected and recycled by a licensed third-party recycling company on a regular schedule.
3. **Trash Storage.** The fast-food establishment shall store all trash in the existing rear internal trash room and shall arrange for garbage collection four times per week. The fast-food establishment shall work with the building landlord, Thomas Jefferson Real Estate LLC, to ensure adequate waste capacity within the trash room or other location as necessary, and to reasonably ensure that the pedestrian pathway adjacent to the trash area allows for rolling collection without obstruction. Collection frequency shall be evaluated following opening based on actual operational experience and adjusted as appropriate to ensure refuse management remains efficient and responsive to the needs of the building and surrounding area.
4. **Anti-Littering Sign.** The fast-food establishment shall post at least one anti-littering sign on the subject property, subject to applicable laws and regulations.
5. **Customer Trash Receptacle.** The fast-food establishment shall provide at least one trash receptacle in the customer waiting/pick-up area to discourage littering in and around the subject property.
6. **Community Point of Contact.** The fast-food establishment shall designate a local point of contact for ANC 4C and neighboring residents to raise operational concerns.

ANC 4C may contact the fast-food establishment directly with any concerns, and the establishment shall respond within a reasonable time. The parties agree to meet informally if significant operational concerns arise that are not otherwise resolved.

7. **Time Limitation.** Approval of the special exception to allow a fast-food establishment on the first floor of the existing apartment building shall be for a term of ten (10) years, beginning on the date this order becomes final.
8. **Hours of Operation.** The fast-food establishment shall be permitted to operate from 10:00 a.m. to 3:00 a.m., seven days a week.
9. **Noise.** The fast-food establishment shall conduct its operations and maintain its equipment so that sound originating from the premises does not exceed 55 decibels inside any nearby residence when the doors of the premises and of the residence are closed.
10. **Lighting.** The fast-food establishment shall use commercially reasonable efforts to minimize light spill onto adjacent residential properties — including, where practicable, by shielding or directing exterior fixtures under its control away from residential windows — while complying with applicable law and maintaining the lighting levels necessary for the safe operation of the restaurant.
11. **Security.** The fast-food establishment shall install and maintain one security camera on the front exterior of the premises and one security camera in the rear interior of the premises.