

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

**Statement of Existing and Intended Use
Request for Modification With Hearing to Modify BZA Order No. 19607
Proper Shaw Café, LLC
1545 New Jersey Avenue, NW (Lot 800 in Square 510-E)**

The Property is located in the northwest quadrant of the District and is zoned RF-1. The Property is improved with an existing 1-story commercial building that is part of a small commercial strip.

The existing building on the Property includes multiple commercial uses, including Proper Café, which is located in the northern-most portion of the Property and is operating pursuant to its Certificate of Occupancy for an “eating and drinking establishment” issued on July 28, 2026. There is an existing outdoor terrace located between the northern property line and the exterior wall of Proper Café and is accessed from Proper Café. Relief is needed to use this existing outdoor terrace area for eating and drinking use.