

4/7/2009

Rick Nero
Board of Zoning Adjustment
441 4th Street, NW
Suite 210 South
Washington, DC 20001

BOARD OF ZONING ADJUSTMENT
District of Columbia

RE: BZA Application No. 17902
RE: BZA Application No. 17922

CASE NO. 17902

Dear Mr. Nero:

EXHIBIT NO. 16

In my capacity as Chairperson of the Capitol Hill North Neighborhood Association (CHNNA) I am asking to be granted intervenor status on behalf of the association regarding the BZA Applications of Mr. Joseph Park of Oasis Liquors (Application Nos. 17902 & 17922) for the property located at 1179 3rd Street, NE.

CHNNA is a duly incorporated citizens association in the northeast quadrant of Washington, DC within the boundaries of Florida Avenue, NE, G Street, NE, 8th Street, NE and the railroad tracks. We are a compilation of 150 residents within our association's boundaries which was formed to promote the interests and protect the values of this primarily residential area. We are registered with the DC government and are lead by a Steering Committee of elected officers from the community we represent.

As an advocate for the residents in our community, the association's sole interest in BZA Application Nos. 17902 and 17922 lies in protecting the quality of life for residents within our boundaries. We view Oasis Liquors as an agent contrary to the positive quality of life of our neighborhood. For this reason, on August 4th, 2008, CHNNA formally opposed the re-opening of Oasis Liquors with the Alcoholic Beverage Control Board following a regularly scheduled community meeting held on July 22, 2008. We cited formal opposition to the reopening of this business after being closed for more than three (3) years. These being:

- #1 Adverse impact on the peace, quiet, and order of our neighborhood
- #2 Adverse impact on real property values, and
- #3 Adverse impact on residential parking needs and vehicular and pedestrian safety.

CHNNA continues the sentiment that Oasis Liquors is not beneficial to our neighborhood, currently, nor historically, as the establishment has not operated as a good neighbor and regularly attracted a clientele whose behavior adversely affected the peace, order and quiet of our neighborhood. When open, Oasis customers often engaged in public drinking and sleeping on the property. Public urination and defecating was not an uncommon complaint of neighbors who made witness in the alley and adjoining properties where patrons of Oasis lingered after buying from the store. Other reports from neighbors cite employees of Oasis blocking alleys and parking on their residential lots while doing upgrades to the store. Thus, as Oasis has not been a good neighbor in the past, we have no reason to embrace the notion that Oasis Liquor's operating practices will be any different going forward. The letter offered by Mr. Park dated 4/7/2009 addressed to Ms. Wirt and members of ANC6 merely cites his openness to operating his business in ways which he should already do automatically as a good neighbor and does not represent some grand notion of change in business operating practices. Further, there are already several establishments which sell liquor within walking distance. Another liquor store is one (#1) block away at 3rd and Florida Avenue, NE; another is just two (#2) blocks away. A third is five (#5) short blocks away. Oasis Liquors' renewed operation would be a fourth liquor store within a five block radius. With our neighborhood currently having a plethora of places where alcohol is readily available for sale, another is

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not needed. Contrastingly, what neighbors have consistently expressed in community meetings is the desire for a deli, a dry cleaners or any number of other very needed business which would be beneficial to the residents of our neighborhood and add to our quality of life.

In closing, CHNNA is committed to a diverse neighborhood that is safe, friendly, and in keeping with the interests of our residents. We strive to maintain a positive stake in our neighborhood's prosperity. For this reason we ask for intervenor status to maintain our interests.

I thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "Cheryl Grant". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Cheryl Grant, Chairperson
Capitol Hill North Neighborhood Association