

Law Offices
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April 13, 2009

Mark D. Loud, Chairman
District of Columbia
Board of Zoning Adjustment
Room 210
441 4th Street, N.W.
Washington, DC 20001

Re: 1179 Third Street, N.E., Sq. 773, Lot 277
BZA Case No. 17902

Request for postponement

Dear Mr. Loud:

On behalf of Mr. Joseph Park, I am requesting a postponement in the hearing on BZA Case No. 17902. This case challenges the revocation of a certificate of occupancy for a liquor store at 1179 Third Street, S.E. We suggest that the case be heard either with, or subsequent to, Case No. 17922, an application for variance to permit a liquor store on the subject property.

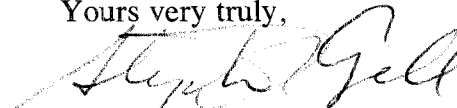
The main reason for making this request is the real possibility that, prior to the hearing on the variance scheduled for May 12, 2009, Mr. Park, the lessee, and the neighbors can join together in a compromise position on the future use of the site as a commercial use not involving the sale of hard liquor. Ms. Anne Phelps has advised us that the chief concern of the neighbors in opposition is the continuation of a liquor store on that site. Mr. Park has already stated that he would give up the liquor store if he could be granted a feasible use, perhaps in the form of a convenience store with sale of wine and beer. I believe that a few weeks will be needed to work out a mutually satisfactory agreement. If the Board determines to grant the variance as submitted or as modified by the negotiations, the appeal will be withdrawn as moot.

Thank you for your consideration of this request.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17902
EXHIBIT NO. 18
Board of Zoning Adjustment
District of Columbia
CASE NO. 17902
EXHIBIT NO. 18

Yours very truly,



Stephen N. Gell

CC: Joseph Park
Robert Renjel
Matthew LeGrant

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March 31, 2009

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District of Columbia
Board of Zoning Adjustment
Room 210
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Washington, DC 20001

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