

July 18, 2011

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATION

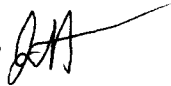
RE: Changes with in a existing structure from a previous Deli. And Retail Use to a Coffee Shop and Pet Supply store Use.

1200 Potomac Ave. SE
Washington DC

The project is located in Capital Hill. Capital Hill is an established diversified community of Washington DC. This project is seeking Special Exception for the Use Type that is described in Section 2003.1. The latest Certificate of Occupancy for this building was used as a Grocery Store. We proposed to continue the retail Use. The project consist of a Coffee Shop and the sale of prepackage pastries, and cold beverage on the First Floor. A Pet Supply Store on Second Floor, with separate entrances in the shops. The hope is the neighbors will use the coffee shop as a place to go near home to get there coffee where they can carry out or take the coffee inside. There will be no cooked foods, alcohol, or tobacco products sold.

There are no exterior changes to the building, with the exception of repairs, paint the metal copping and cornice. Remove replacing double hung windows in kind. Point up existing masonry walls and repaint. Repair existing show windows. Security bars on the windows will be replaced with new decorative type grilles.

Thanks,
John Acker



2011 JUL 29 PM 2:33

RECEIVED
D.C. OFFICE OF ZONING

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

18275

EXHIBIT NO.

4

Board of Zoning Adjustment
District of Columbia
CASE NO. 18275
EXHIBIT NO. 4