

July 20, 2011

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

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

1200 Potomac Ave. SE
Washington DC

This statement certifies that the Special Exception we are seeking should not have an adverse affect to the R5B zone. There is a precedence of similar specialty shops scattered throughout the neighborhood. For example along 11th street the are existing Specialty Shops within the residential zone. There are other shops on 8th Street or Pennsylvania Ave. Further 1200 Potomac Ave has been here in the neighborhood for years and the corner serves and a landmark for the commuters traveling in the area.

The expatiation is the customers will come to the Shop to buy coffee and stay inside or take out. The hope is the neighbors will use the coffee shop and Pet Supply store 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. Noise levels shall at a minimum.

Thanks,
John Acker



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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18275

EXHIBIT NO. 5

Johnny L Acker
4225 Bar Harbor Pl., Bowie MD
301=351-8972

Board of Zoning Adjustment
District of Columbia
CASE NO.18275
EXHIBIT NO.5