



ADVISORY NEIGHBORHOOD COMMISSION
7E02
Government of the District of Columbia
Washington, DC 20019

Mr. Lloyd Jordan
Chairman
Board of Zoning Adjustment
District of Columbia Office Zoning Commission
441 4th St NW, Suite 210-S
Washington, DC 20001

SEP 10 2013

RECEIVED
D.C. OFFICE OF ZONING
2013 OCT -3 AM 9:24

Re: Letter of Support and Approval from ANC 7E02 for ZC Case 18635

Dear Chairman Jordan:

On behalf of SMD ANC 7E02 Commission; after meeting on Saturday, August 10, 2013, with the applicant, Mr. Gary McNaughton, Owner of the "Pimento Grill located on 4405 Bowen Road SE, Washington D.C., regarding ZC Case Number 18635. A request for an area variance pursuant to 11 DCMR 3103.2, under subsection 771, for an increase in Floor Area Ratio (FAR). The properties are located in the C-1 District at 4414 Southern Avenue, S.E., Washington DC and 4415 Bowen Road S.E., Washington DC (Square 5365, Lots 0176 and 0177).

Mr. McNaughton, responded to my questions and concerns regarding the District of Columbia regulatory structural codes for the development of the FAR. Mr. McNaughton is open to having a DC inspector onsite visit regarding Lots (0176 and 0177) along with his architect. He addressed the design, public lighting safety, seating capacity, ADA access, maintenance of the through-way, and parking. Variances for an increase in FAR to the build proposed second Floor structure would not limit the light and air-space to adjacent properties or to other dwellings in the neighborhood.

Having adequately addressed concerns on behalf of SMD ANC 7E02 Commission, I would like to request and extend my support in favor of ZC Case 18635. The Pimento Grill (newly sit down) restaurant, Internet Coffee Café, and Yoga Fitness Center will be a welcome amenity to the Ward 7 community, which will provide a business meeting and greeting for the community, residents and other merchants. Mr. Gary McNaughton property owner of Pimento Grill, has assured me that he will continue to provide high quality customer and catering services.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

18635

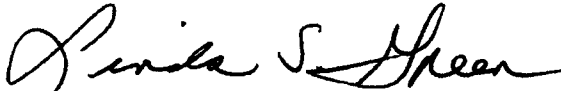
EXHIBIT NO.

23

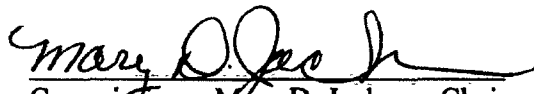
Board of Zoning Adjustment
District of Columbia
CASE NO.18635
EXHIBIT NO.23

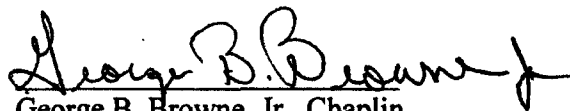
I may be reached on (202) 345-1861, should you need additional information, and any other concerns that you may have regarding this request for approval and concurrence.

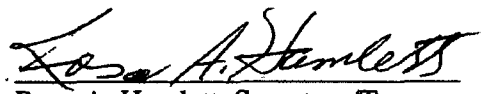
Sincerely,

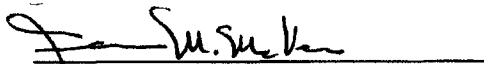

Commissioner Linda S. Green, Vice Chair
Single Member District 7E02

Approval and Concurrence from other Advisory Neighborhood Commissioners of 7E


Commissioner Mary D. Jackson, Chair
Single Member District, 7E04


George B. Browne, Jr., Chaplin
Single Member District, 7E01


Rosa A. Hamlett, Secretary/Treasurer
Single Member District, 7E03


Jean M. McVea, Assistant Secretary
Single Member District, 7E05

COMMISSIONER LOCKETT, WAS ABSENT.
HE IS IN SUPPORT OF THE EXPANSION VARIANCE FOR
THE PIMENTO GRILL RESTAURANT.

Joseph Wayne Lockett, Parliamentarian
Single Member District, 7E06


Wendell Felder, Assistant Parliamentarian
Single Member District, 7E07