

August 13, 2013,

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

RECEIVED
D.C. OFFICE OF ZONING
2013 OCT 10 AM 8:19

Re: Business Letter of Support for ZC Case 18635

Dear Chairman Jordan:

On behalf of CSB, LLC dba Southern Express located at 4416 Southern Avenue, S.E., Washington, DC 20019, after meeting with the applicant on August 10, 2013, for ZC Case 18635, 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).

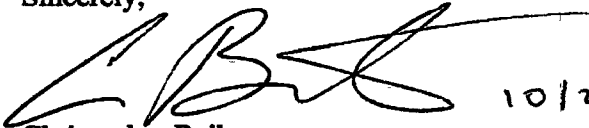
The applicants property share the through-way easement, which we both are willing to collaborate to keep clean increase lighting and my property in the rear will be available for patrons of Pimento Grill development (Lots 0176 and 0177) to utilize during business hours. Mr. McNaughton addressed the design, lighting safety, seating capacity, 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 regarding, his development plans for FAR, I would like to 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 welcomed amenity to Ward 7 community, which will provide a gathering space for both residents and the outside community.

Mr. Gary McNaughton property owner of Pimento Grill, who assured me that he, will continue to provide high quality customer service.

We urge the Zoning Commission to approve their request. I may be reached at (703) 298-7887 or email southernexpress@verizon.net

Sincerely,


Christopher Baik
Owner

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18635
EXHIBIT NO. 26

Board of Zoning Adjustment
District of Columbia
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McNaughton addressed the design, lighting safety, seating capacity, 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 regarding, his development plans for a second floor level, I would like to extend my support. The Pimento Grill (newly sit down) restaurant, Internet Coffee Café', and Yoga Fitness Center will be a welcomed amenity to Ward 7 community, which will provide a gathering space for both residents and the outside community.

We urge the Zoning Commission to approve their request.

Sincerely,

Kevin Greenwell
Print Owners Name

Kevin Greenwell
Sign Owners Name

4412 Southern Ave
Print Business Address

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We urge the Zoning Commission to approve their request.

Sincerely,

Arthur Lee

Print Owners Name

Arthur Lee

Sign Owners Name

4409 Bowen rd SE Washington DC 20020

Print Business Address