

January 4, 2014

Board of Zoning Adjustment
441 4th Street, NW Suite 210S
Washington, DC 20001
bzasubmissions@dc.gov

RE BZA Variance Application No 18701; 1247 E Street, SE

Dear Members of the Board

I support approval of the BZA Application No 18701 submitted by 1247 ESE, LLC, for use variance relief to operate a coffee shop / café at 1247 E Street, SE. I have had several discussions with Hatem (representing the applicant) regarding his plans for the space. I believe the change, if allowed, will be positive for the neighborhood.

During the time I have lived in the neighborhood, the space has been used as an office. While the tenants were pleasant, their presence did not contribute to the quality of life in the neighborhood. I believe the proposed coffee shop / café has the potential to become an anchor point for social life in the neighborhood. Further, Hatem's engagement with the community (including allowing Peter "Bug" Matthews to use the space for his safe Halloween party for kids) demonstrates that he intends to be a good neighbor.

While I am concerned about the potential for increased litter from the proposed coffee shop / café, I believe that if that does become a problem, the neighbors will be able to work with Hatem to find a solution.

I do not believe that the proposed use will cause any significant increase in automobile traffic, parking congestion or noise. Most people in this area walk, ride bicycles or take the Metro when patronizing local establishments. The only automobile related issues experienced by this neighborhood are associated with non-local people visiting the athletic field located across the street from the proposed coffee shop.

I hope you consider these comments along with those submitted by other neighbors and that you will approve the application.

Sincerely,

Eric Hall
506 13th Street, SE
Washington, DC 20003

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18701

EXHIBIT NO. 26

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