

Sarah Gavian

1239 E Street, SE, Washington DC 20003
sarah.gavian@gmail.com, 202 374-7400

January 7, 2014

Delivery Via E-Mail

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

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2014 JAN -7 AM 8:06

Re BZA Variance Application No 18701, 1247 E Street, SE

Dear Members of the Board,

I strongly support approval of BZA Application No 18701 of 1247 ESE, LLC, for use variance relief to operate a coffee shop/café at 1247 E Street, SE. I live three doors down from the proposed coffee shop, and have spent considerable time reviewing the proposal with the applicant, including the architectural plans and other details about the intended operation of the proposed use. I have also been active in the discussions on the neighborhood list serve concerning the pros and cons of the proposal. I personally believe that such a small-scale, locally run enterprise will be a great addition to our neighborhood.

The 1st floor space which is the subject of this application has never been used for a residential use, and in recent years has been used as office space.

The proposed coffee shop/café use will open this space up to the neighborhood and is likely to become a pleasant meeting/greeting spot for neighbors and a community-serving amenity. One block off the main artery (Pennsylvania Avenue), such a shop will primarily draw foot traffic for those going to Frager's, Safeway, CVS or the Watkins school and recreational field. While parking in any urban area is at a premium, it is relatively more abundant here than in many places in the city; residents are protected by recent rezoning along E Street that restricts parking to Zone 6 residences on a 24-hour basis. The few additional cars brought in by such an enterprise should be manageable.

I support Board approval BZA Application No 18701

Sincerely,



BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18701
EXHIBIT NO. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.18701
EXHIBIT NO.27