

January 7, 2013

Delivery Via E-Mail

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

RECEIVED
DC OFFICE OF ZONING
2014 JAN -9 AM 9:32

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

Dear Members of the Board,

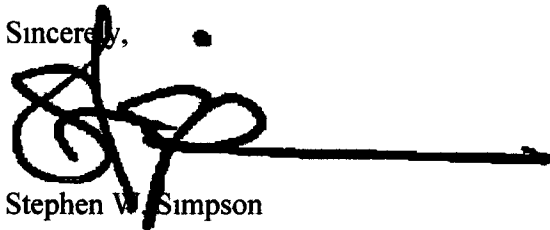
I strongly support approval of BZA Application No 18701 of 1247 ESE, LLC, for use variance relief to operate a coffee shop/café at 1247 E Street, SE. I have reviewed the proposal with the applicant, including the architectural plans and other details about the intended operation of the proposed use. The proposed use will be a great addition to the neighborhood.

I live one townhouse in from the corner of 13th and E Street, directly across from the subject property. I do not believe that the proposed use will have any negative effect on parking availability in the neighborhood, and given that he has tenants in the building, I believe he will make every effort to ensure that this project poses no deleterious effect with respect to trash or noise on the premises. Furthermore, I believe Hatem's continuous outreach to neighbors to discuss his plans and address concerns is a testament to his desire to be a neighborhood asset.

I believe that 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.

Therefore, I urge the Board to approve the application.

Sincerely,



Stephen W. Simpson
502 13th Street SE

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18701

EXHIBIT NO. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.18701
EXHIBIT NO.28