

February 28, 2014

Office of Zoning
441 4th Street
Washington DC 20001

RE: BURDEN OF PROOF - 1535 7TH STREET, NW - COMPASS COFFEE

We are hereby seeking relief from BZA to obtain 41 seats for a prepared food shop (Coffee Shop) located at 1535 7th street NW. The code 721.3(t) limits seating for this type of establishment in a C2A zone to 18 seats however 712.1 allows for a special exception to this limitation.

We submit that the proposed special exception will be consistent with the general intent and purpose of the Zoning Regulations and Map and the future comprehensive plan that slates the area for a mix of moderate residential and commercial use. There are several new residences now nearing completion in this block of 7th street and very few commercial establishments to satisfy a growing new population. We see this Coffee Shop as a place to gather, socialize and connect with one's community. In essence, it will serve the same function as a sit down restaurant in which use seating is not limited.

We are committed to being an asset to the community. We expect that most of the users of the coffee shop will come directly from the community by foot, metro or bike, therefore we do not expect much additional car traffic to the neighborhood. All renovations will be internal to the structure and no external additions are planned. All activities will take in place the shop, and we do not expect additional unwanted noise to be introduced to the neighborhood.

Ch 721.3(t) requires that the intended use will not adversely affect the use of the neighboring properties in conformance with the zoning code and map. We submit that because there are no addition structures planned for the project, the neighboring properties can build/ renovate without further impediments.

Lastly we would like to confirm we are in conformance with the requirement of 712.1 that states the establishment cannot have a drive-through. No drive-through is planned for this establishment.

We hope our case has been clearly stated and look forward to the ruling of the BZA. Any further questions can be directed to Brie Husted as listed below.

BRIE HUSTED, AIA
Principal

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