



COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, NW
WASHINGTON, D.C. 20004

Charles Allen
Councilmember - Ward 6

Committee Member
Business, Consumer and Regulatory Affairs
Education
Transportation and the Environment

March 9, 2015

Chairman Lloyd Jordan
441 4th Street, NW
Suite 200/210-S
Washington, DC 20001

Re: Letter of Opposition, BZA Case # 18948

Dear Chairman Jordan and members of the Board:

I write in support of Ward 6 businesses Surroundings Flowers and P&C Market in the matter of BZA #18948.

John Kuykendall and Charles Hudman are conscientious neighbors and business owners, whose businesses contribute positively to our neighborhood. Both enjoy broad community support, evidenced most recently by the position of Advisory Neighborhood Commission 6B's Planning and Zoning committee, which voted 11-0-1 vote in support of Park Concepts, LLC and Surroundings Flowers.

DCRA, through its Zoning Administrator Matthew Le Grant, stated in a February 25, 2015 letter that the flower shop's current operation and location conform to zoning regulations. According to Mr. Le Grant, as of the issuance of the property's Certificate of Occupancy in July 2008, "the inclusion of flower sales as part of the permitted non-conforming basement retail use was in conformity with the zoning regulations, since this did not 'extend' the non-conforming use in violation of 11 DCMR §2002.3." Mr. Le Grant also stated that when "Park Concepts, LLC leased the front portion of the basement retail grocery store to P&C Market on November 26, 2008, and continued to sell flowers as Surroundings Flowers in the rear portion of the retail grocery store space, this did not 'extend' the non-conforming use since the same total 850 square feet were used for retail use." As the Zoning Administrator does not find Park Concepts, LLC to be in violation of the zoning regulations, DCRA will not take any enforcement action.

I hope the Board of Zoning Adjustment will consider these factors in its decision.

Sincerely,

Charles Allen
Councilmember, Ward 6

Board of Zoning Adjustment
District of Columbia
CASE NO.18948
EXHIBIT NO.22