



To: Mr. Lloyd Jordan
Chairman of the Board of Zoning Adjustment
441 4th Street NW, South Second Floor
Washington, DC 20001

CC: Mr. Stephen Varga

Re: BZA Case 19060 "Baco Juice and Taco"

Mr. Jordan,

I am writing to you in reference to a BZA application for special exception (case # 19060) I recently filed with your department. Our application entails special exception for a "fast food" restaurant in zone C-2-A pursuant to subsection §733. To provide you with some background information, our restaurant concept is called "Baco Juice and Taco" and we offer fresh all-natural juices and smoothies with a Mexican-food twist. Baco is a "fast-casual" style restaurant and our business model centers upon providing its community with an extremely healthy alternative to heavily processed traditional fast-food without sacrificing the speed of service that on-the-go persons require. Our menu is available online at: www.BacoJuiceandTaco.com. The property lease we signed for the restaurant is "1614 Wisconsin Avenue" in Georgetown which is the perfect little 1200 square foot property for our brand.

Having recently filed our application this week, Mr. Varga informed me that that the BZA recently finalized its schedule up until its August recess and the case would most likely be scheduled for some time after. However, Mr. Varga also said that there could potentially be some hearing dates available in July which is why I'm writing to you now. Any possible option to have an earlier hearing date for our case would be an enormous asset to Baco Taco and, from a business perspective, help us out tremendously. That being said, I have spent some time reviewing the guidelines and criteria for fast-food establishments in zone C-2-A and I'm confident that our case should be fairly straight forward with minimal concerns. Our case involves no building additions, only a change in use with interior improvements and the use of our front courtyard for patron café seating. Additionally, although Baco Juice and Taco is considered fast-food according to BZA law, we are ironically exactly the opposite of traditional unhealthy and greasy fast-food and our entire purpose as an organization is to provide a speedy alternative to patrons who do not wish to sacrifice their health.

I plan on working pro-actively with my neighbors, the ANC and the Office of Planning to identify and, if possible, address any concerns prior to our hearing. So far, all of the community members I have discussed the project with have been extremely supportive and excited to have a unique concept like Baco in the Georgetown neighborhood. I have already reached out to our ANC Single Member District representative, Ron Lewis, to discuss our application and work with his organization to address any potential concerns the ANC may have. Over the course of the next few weeks, I plan on continuing to

follow up with Mr. Lewis, as well as make contact with the Office of Planning to bring the project to their attention. Additionally, I want to continue to reach out to the neighbors I haven't already spoken to in order to share our enthusiasm for Baco Taco and get a feel for any predominant concerns the community may have.

Overall, it is my intention to identify and address any concerns with our BZA application prior to our hearing in order to make the case as simple as possible for everyone involved. In addition to being one of the principal investors in the project, I am also in charge of the restaurant's initial development and will be the store's manager at least throughout its first year so any concerns can be quickly and effectively addressed without any bureaucracy on our end. I would be extremely grateful for any opportunity to have our case hearing scheduled for an earlier date and in return would make sure our case is both as complete and efficient as possible. Thank you for your time and I look forward to hearing from you.

Sincerely,

Christopher Luceri

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www.BacoJuiceandTaco.com