August 16, 2002

District of Columbia
Board of Zoning Adjustment

Re: Application # 16909
LeDroit Park Market
1901 4th Street NW
Washington, DC 20009

D.C. ... Zoning
2002 AUG 16 PM 2:22

Statement in support of "Changing uses within structures (2003)":

The requested change is in support of the addition of a cold deli (no cooking) to the current grocery market. The grocery market has been a neighborhood facility at this location for over 26 years. I purchased the facility in 2000 and extensively renovated the exterior and interior in order to provide an attractive, clean, convenient enhancement to the neighborhood (see before and after photographs). This is my neighborhood.

The neighbors, the LeDroit Park Civic Association and the ANC strongly support the addition of deli services to the grocery as evidenced by the e-mails and signed petitions. The addition of the deli is therefore in response to the neighborhood' request.

The deli will not increase the amount of floor space currently occupied by the market as when the old market was gutted, the new design included deli within the same floor area. After the renovation, the health department inspector approved the facility and equipment for deli use as well.

The proposed use will not create any deleterious external effect as the customers walk to the market and therefore there would be no increased noise, traffic, parking or other load. In fact, the pay telephones located on the exterior wall of the old facility were removed in order to prevent a nuisance as the first step in the renovation process. Nor are there pay telephones located on the interior. The deli is designed to provide carry out service, only. The exterior of the new facility is cleaned daily and there is never any trash around the facility; an attractive waste container will be placed outside the building in an accessible location should the board, health department or necessity arise. As part of the renovation, exterior lighting has been added to increase safety.

As was true with the previous market, trash is stored in plastic tightly sealed bags in the garage and picked up twice weekly by a commercial disposal company. The market currently operates between the hours of 8am and 10pm. Once the deli is in operation it's use will not be changed.

There are no major modifications planned at this time however should the board direct or suggest changes, I will gladly adhere.

Ella L. Toombs, MD

BZA
Case No. 16909
Exhibit No. 20

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