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January 28, 2003

Dear Sir or Madam,

It has come to our attention that Scott Gillis has filed an application (#16980) for a special exception to change a non-conforming use (grocery store) to another non-conforming use (artist studio). My husband, Joe and I, have lived at 336 12th Street since 1977 and there never was a grocery store there. In fact, for several years, the building stood largely empty. Because non-conforming uses expire after three years of their discontinuance, Mr. Gillis is not entitled to this special exception (cf.Zoning Regulations, section 2005). Consequently, Zoning Adjustment should deny this application.

If future plans include a commercial use of this space, it will be strongly opposed by the neighbors, I can assure you. There already exists a small grocer down 12th Street(between C and Lincoln Park which serves the customers who prefer an alternative to Safeway of Eastern Market. There is also a small grocer on the Park itself.

Sincerely,

Marthena S. Cowart

Joe Cowart

Marthena S. Cowart
336-12th Street, SE

cc: Sharon Ambrose

BZA
Case No. 16980
Exhibit No. 36

Board of Zoning Adjustment
District of Columbia
CASE NO. 16980
EXHIBIT NO. 36