GOVER. .MENT OF THE DISTRICT OF COL..MBIA
Dupont Circle Advisory Neighborhood Commission 2B

February 9, 2004

Mr. Geoffrey Griffis
Chairperson, Board of Zoning Adjustment
441 4th Street, NW, Suite 210
Washington, DC 20001

RE: **BZA Application #17075 by Gorgone Family LP (for Chef's Express Carryout), for Either a Special Exception to Allow a Convenience Store in an Apartment House or a Variance from the Use Provisions to Allow a Delicatessen/Carry-Out (No Seating) at 1417 17th St., NW**

Dear Chairman Griffis:

At its meeting on January 14, 2004, the Dupont Circle Advisory Neighborhood Commission (Commission or ANC 2B) considered Board of Zoning Adjustment (BZA) Application #17075 by Gorgone Family LP (for Chef's Express Carryout), for either a Special Exception to allow a convenience store in an apartment house or a Variance from the Use Provisions to allow a delicatessen/carry-out (no seating) at 1417 17th St., NW. With nine of nine commissioners in attendance, a quorum at a duly called public meeting, the following motion was unanimously approved:

> ANC 2B strongly opposes BZA Application #17075 by Gorgone Family LP (for Chef's Express Carryout), for either a Special Exception to allow a convenience store in an apartment house or a Variance from the Use Provisions to allow a delicatessen/carry-out (no seating) at 1417 17th St., NW.

The Commission is in strong opposition to this application. The current use, which is unapproved and not in compliance with Zoning regulations, has caused a significant negative impact on the properties of square 181. Residents have consistently complained to the Commission that the existing establishment has reduced the peace, order, and quiet of the area. Further, the applicant did not address the undue hardship that would be caused should this application not be approved. The Commission concluded that alternate uses for the property were possible and that such alternatives could increase the value of the subject property and others in square 181. Chef's Express Carryout is better suited for a property which fully allows the use necessary for a carry out or restaurant.

This premises is in the Single Member District of former Commissioner Carol Mitten. As Commissioner Mitten recently stepped down from ANC 2B, I am appointing Commissioner Darren Bowie as the Commission's representative in this matter. Commissioner Bowie may be reached on (202) 483-3504 or by e-mail at Darren.Bowie@DupontCircleANC.net for additional information or assistance. Thank you for your attention to this matter.

ON BEHALF OF THE COMMISSION:

Very truly yours,

Vince Micone
Chairperson

BZA
Case No. 17075
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO.17075
EXHIBIT NO. 32