

Cochran, Patricia (DCOZ)

From: ascanley@verizon.net
Sent: Wednesday, July 17, 2024 6:11 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Re: Application for Special Exception and Variance Relief BZA Case no. 21160 - Three Tables, The LLC 1314 21st Street, NW, Unit 1 (Square 69, Lot 228)

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Dear Members of the Board,

I am writing to urge you to grant Three Tables its request for zoning adjustment. I live directly across the street, at 1315 21st Street, and could not have been more pleased when the tea house Ching Ching Cha first opened.

This location had been a dead zone for longer than I have lived here (18 years). When I moved in, it was a storage unit for an antique store. Very occasionally, the dusty furnishings seen through the window would change a little bit. Later, it was supposed to be an art gallery, but that did not pan out. It was almost entirely void of human activity. Then along came Ching Ching Cha. Hurray!

Unit 1 at 1314 21st Street is an odd space with floor to ceiling windows at street level. It is never going to be an apartment or condominium. Very few businesses are suitable for this space, and it is not like the neighborhood *needs* another art gallery. We luckily are quite blessed in that regard.

A tea house, where people amble in and converse quietly over a cup of tea, is perfect for this location. It is social but tranquil. Creates foot but not car traffic. Promotes community rather than vacancy.

Moreover, by locating here on 21st Street, Ching Ching Cha can maintain the strong community ties it established during the decades it was based in Georgetown.

Finally, the beauty of the tea-related products that are for sale, and the artfulness of their presentation, create continuity with the history of the location as an art gallery.

As I understand it, the proposed variance *does not* open the door to future more intensive food and/or beverage service. The variance will be granted based on the specifics of Ching Ching Cha, and any deviation would need an additional variance. Thus, any fear of a bar on the corner are thoroughly moot.

Thank you for your consideration of this matter.

Anne Scanley
1315 21st ST NW
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