

Cochran, Patricia (DCOZ)

From: Cathy R <cathydraines@gmail.com>
Sent: Tuesday, July 30, 2024 11:55 AM
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 in strong support for the application submitted by Three Tables, The LLC, about the property located at 1314 21st Street, NW, Unit 1.

Ching Ching Cha has been a lovely addition to our community since coming to 1314 21st Street, NW, in April 2023. It was sad when they left Georgetown and wonderful to see their arrival here. They bring culture and aesthetics along with a sense of calm which is so needed in our time. What they offer is unique.

As a tea lover myself, I know that pouring of tea and the sale of tea are integral to the authentic experience of drinking tea. I encourage the Board to allow Ching Ching Cha to continue serving tea and selling tea-related products. The Board would also be supporting a small, quiet, local business while contributing to cultural diversity in the neighborhood

On a personal note, I moved to Washington in 1978 - into the house immediately adjacent to this property on 21st Dt. I've known this street for all these years though I've moved a few blocks away. Ching Ching Cha is perfect on this block.

Furthermore, I believe that the granting of area variance relief from C-204.9(b) is warranted given the unique circumstances of the property. The mixed-use nature of the building, coupled with its commercial history dating back to at least 1972, presents practical difficulties in conforming strictly to zoning regulations. Denial of this relief would not only impose practical difficulties on the owner, as the pouring and sale of tea are integral to the existing art gallery use, but also risk the loss of a cherished community asset.

I urge the Board to approve the special exception and variance relief sought by Three Tables, The LLC.

Thank you for your attention to this matter.
Cathy Raines