

Cochran, Patricia (DCOZ)

From: Joe Ballschneider <jballschneider@gmail.com>
Sent: Sunday, August 18, 2024 3:42 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Case no. 21160 (Application for Special Exception and Variance Relief)

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Dear Members of the Board,

I am writing to express my strong support for the application submitted by Three Tables, The LLC, regarding the property located at 1314 21st Street, NW, Unit 1.

I highly value having Ching Ching Cha in the community and hope that they can be serving tea again very soon.

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.

In conclusion, I urge the Board to approve the special exception and variance relief sought by Three Tables, The LLC. Doing so would uphold the vibrancy and character of our neighborhood while ensuring the continued success of Ching Ching Cha. Thank you for your attention to this matter.

Joe Ballschneider