

Cochran, Patricia (DCOZ)

**From:** Meredith Sharp <meredith.sharp@me.com>  
**Sent:** Friday, September 6, 2024 9:18 AM  
**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,

If there’s one thing we can all agree on, it’s that green tea is gross. It smells like grass clippings and tastes like watered down asparagus. Right? That’s how I felt after trying multiple teas from the grocery store — before I visited Ching Ching Cha.

Story time! My health care provider insisted I drink green tea, among other interventions, to remedy a profound health complication. I was highly motivated for health reasons but was completely discouraged because... well... grass clippings! Everything changed when a friend and customer took me to Ching Ching Cha. The owner very kindly and warmly helped me select teas and provided instruction on proper brewing. The process and experience in the shop was warm and inviting and I felt supported and I left encouraged. I’m happy to report my health issue is gone. I continue to visit the owner and purchase teas and every exchange is educational and uplifting.

Why am I over sharing? Because this is exactly the kind of owner and business I want in my neighborhood. The customers, friends and patrons of Ching Ching Cha are the people you want visiting your neighborhood. My experience and that of others in the shop are how “community” is built. **Ching Ching Cha is building community and much needed connection in DC.**

Given my personal experience, I wanted 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.

Ching Ching Cha has been an integral part of our community since its relocation to 1314 21st Street, NW, in April 2023. Having been a staple in Georgetown for 25 years prior to its move, Ching Ching Cha brings a rich cultural heritage and a unique offering of artisanal teapots, pottery, and accessories to our neighborhood.

The pouring of tea and the sale of tea are integral to the artistic experience and are deeply rooted in Asian culture. By allowing Ching Ching Cha to continue serving tea and selling tea-related products, the Board would not only support a local business but also preserve and promote cultural diversity within our community.

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.

Green tea for life,  
Meredith

Meredith Sharp  
[meredith.sharp@me.com](mailto:meredith.sharp@me.com)  
202.669.2374