

Cochran, Patricia (DCOZ)

From: Ashton Leonard <ashtonleonardgm@gmail.com>
Sent: Wednesday, September 18, 2024 11:45 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,

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.

Ever since Ching Ching Cha moved to my block, it has been a lovely addition to the neighborhood. It also cannot be ignored that this business has been a cornerstone of DC culture for 25 years.

The new location adds class and culture to that section of 21st street, and it would be a great loss to deny this exception. Tea and the culture around its enjoyment is integral to many cultures, and unfortunately D.C. suffers from a general lack of cultural diversity in terms of the groceries and specialty stores. The loss of Ching Ching Cha's original location rocked the foundation of one of the cultural highlights of D.C.

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.

Please, 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.

Thank you for your time,
Ashton Leonard (a Dupont circle tea-loving resident)