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COUNCIL OF THE DISTRICT OF COLUMBIA
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Chairperson
 Committee on
 Public Works and The Environment

Voting Member
 Board of Directors, Washington
 Metropolitan Area Transit Authority

February 6, 2008

Zoning Commission of the District of Columbia
 One Judiciary Square, Suite 210-South
 441 Fourth Street, NW
 Washington, DC 20001

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 D.C. OFFICE OF ZONING
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Re: Zoning Commission Case 07-33
 Text Amendments to the Reed-Cooke Overlay District

Honorable Members of the Commission:

As the Councilmember for the Ward in which the Harris Teeter site at the Citadel is located, I support the change proposed by the Office of Planning to remove any doubt as to the ability of a full-service grocery store located within the limits of the Reed-Cooke Overlay District from having the ability to sell wine and beer when incidental to the overall enterprise. Certainly in an urban setting such as the center of the District of Columbia, wine and beer are now expected to be available for purchase in the same place as purchases are made for the full range of food products with which they are consumed and enjoyed.

From the first moments of consideration, now more than three years ago, Harris Teeter has planned a full-service grocery store that would include many adjuncts of modern supermarkets. Thus, wine and beer sales, along with a pharmacy and flower shop, have always been a part of the wide variety of inventory that will be offered at the Citadel Harris Teeter store.

All involved have known for years that Harris Teeter intended to have a full service operation at the Citadel site, including the sale of beer and wine. In addition, in October, 2006 the ANC entered into a voluntary agreement before the ABC Board concerning this project.

The zoning case clarifies that the limitation on sale of wine and beer in a grocery store is not precluded within the Reed-Cooke Overlay since it is an adjunct or "accessory" use that is

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"incidental" to the sale of a full range of food products. The proposed language retains the restriction on sale of alcoholic beverages from locations where that would be the primary use.

Your approval of a narrowly drawn text amendment is critical to confirm that the uses contemplated within the Harris Teeter store presently under construction is in compliance with the Zoning Regulations as a matter-of-right. This project is extremely important to the neighborhood and it is being constructed with permits issued by the District depicting a beer and wine sales area.

I appreciate your expeditious vote to approve the text amendment so that this project as planned and contemplated by Harris Teeter may proceed to completion.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Graham". The signature is written in a cursive style with a large, stylized initial "J".

JG/jd