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**December 18, 2017**

Board of Zoning Adjustment  
4441 4<sup>th</sup> Street, NW  
Washington, DC 20001

Re: City Corner Inc. t/a City Corner Market,  
2601 Sherman Avenue, NW  
Washington, D.C. 20001  
BZA Application #19650

To Whom It May Concern:

This letter is in response to the letter written by Joseph Watson, dated November 15, 2017. (*See Exhibit 34*). Mr. Watson's letter is in opposition to City Corner Market's application for a special exception. Specifically, Mr. Watson opposes City Corner Market's application based on the store's proximity to other stores/ABC licensed establishments. However, despite Mr. Watson's concerns, City Corner Market meets the requirements of 11U DCMR § 254.

Pursuant to 11U DCMR § 254.6, a corner store shall not be "within five hundred feet (500 ft.) of more than one (1) other lot with a corner store use defined as an eating and drinking establishment...[and] not within five hundred feet (500 ft.) of more than three (3) other lots with a corner store use defined as retail, general service, or arts, design, and creation uses."

Here, City Corner Market is not within 500 feet of an eating and drinking establishment, and it is not within 500 feet of more than 3 other corner stores. Mr. Watson's letter references three other stores that sell alcohol: Fairmont Liquor located at 2633 Sherman Ave NW; Harvard Wine & Liquor located at 2901 Sherman Avenue, NW; and Fairmont Market located at 2628 11<sup>th</sup> Street NW. However, the only store within 500 feet of City Corner Market is Fairmont Liquor. As such, City Corner Market still meets the requirements outlined in § 254.

Please contact me if you have any questions or concerns.

Sincerely,

Sidon Yohannes

**Board of Zoning Adjustment**  
District of Columbia  
CASE NO. 19650  
EXHIBIT NO. 51