

April 24, 2024

By Hand Delivery

Board of Zoning Adjustment
441 4th Street, NW
Suite 200
Washington, DC 20001

Re: BZA Application No. XXXXX – 1314 21st Street, NW (Square 69, Lot 228) of Three Tables, The LLC

Dear Members of the Board:

This Application package include two copies of the following materials:

- A receipt for the filing fee for \$2,600 (paid online via IZIS);
- A letter authorizing Sullivan & Barros, LLP to represent the Applicant;
- A Self-Certification Form;
- A statement of existing and intended use;
- An Applicant’s Preliminary Statement explaining how the application meets the burden of proof for the requested relief;
- DLCP News Article Featuring the Applicant – Empowering Women in Business;
- Certificates of Occupancy for the Property;
- A Plat of the Property from the D.C. Office of the Surveyor;
- Architectural Plans and Elevations of the Proposed Project;
- Photographs;
- A Certificate of Proficiency;
- A Certificate of Service;
- A Statement of Community outreach;
- A List of Tenants of the Property; and
- Names and addresses—and self-stick labels—of all the property owners within 200 feet of the Subject Property (two sets of labels and two copies).

Thank you for your consideration of this Application.

Sincerely,

/S/Sarah Harkcom

Sarah Harkcom, Case Manager
Sullivan & Barros, LLP

THREE TABLES, THE LLC
1314 21ST ST NW UNIT 1
WASHINGTON DC 20036

March 5, 2024

Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: BZA Application – 1314 21st Street, NW (Square 69, Lot 228)

Dear Members of the Board:

I hereby authorize Martin Sullivan and Alexandra Wilson from the law firm of Sullivan & Barros, LLP to represent Three Tables, The LLC, the owner of the above-referenced property, in all proceedings before the D.C. Board of Zoning Adjustment concerning this application.

Sincerely,

Three Tables, The LLC

By:  _____

Name: Hollie Wong

Title: Owner



**BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA**



FORM 135 – ZONING SELF-CERTIFICATION

<i>Project Address(es)</i>	<i>Square</i>	<i>Lot(s)</i>	<i>Zone District(s)</i>
1314 21st Street, NW	0069	0228	RA-2/DC
Single-Member Advisory Neighborhood Commission District(s):		2B06	

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	<input type="checkbox"/>	X § 1000.1 - Use Variance	<input checked="" type="checkbox"/>	X § 1000.1 - Area Variance	<input checked="" type="checkbox"/>	X § 901.2-Special Exception
Pursuant to Subsections			C-204.9(b)		C-204.9	

Pursuant to 11 DCMR Y § 300.6(b), the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner’s behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22-2405)

<i>Owner's Signature</i> 	<i>Owner's Name (Please Print)</i> Three Tables, The LLC
<i>Agent's Signature</i> 	<i>Agent's Name (Please Print)</i> Martin P. Sullivan

Date	04/22/2024	D.C. Bar No.	460458	or	Architect Registration No.	
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INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	DEVIATION Deviation/Percent
Lot Area (sq. ft.)					
Lot Width (ft. to the tenth)					
Lot Occupancy (building area/lot area)		N/A			
Floor Area Ratio (FAR) (floor area/lot area)		N/A			
Parking Spaces (number)					
Loading Berths (number and size in ft.)					
Front Yard (ft. to the tenth)					
Rear Yard (ft. to the tenth)		N/A			
Side Yard (ft. to the tenth)		N/A			
Court, Open (width by depth in ft.)		N/A			
Court, Closed (width by depth in ft.)		N/A			
Height (ft. to the tenth)		N/A			
Solar Shading of Abutting Properties		N/A	5%		

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.



Statement of Existing and Intended Use – 1314 21st Street, NW, Unit 1 (Square 69, Lot 228)

The Property is currently used by the Applicant as Ching Ching Cha tea shop and gallery.

The Applicant seeks a special exception to change/expand the existing nonconforming use (art gallery), to another nonconforming use (art gallery with prepared food shop and retail).

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Applicant's Statement of Three Table, The LLC
1314 21st Street, NW, Unit 1 (Square 69, Lot 228).

I. INTRODUCTION.

This Statement is submitted on behalf of Three Tables, The LLC (the “**Applicant**”) the owner of the property located at 1314 21st Street, NW, Unit 1 (Square 69, Lot 228) (the “**Property**”). The Property is located in the RA-2/DC zone district and has been used by the Applicant as Ching Ching Cha tea shop and gallery since April 2023. Prior to that, Ching Ching Cha was part of the Georgetown community for 25 years. Ching Ching Cha is primarily a teapot gallery which showcases rare and unique teapots made by individual artisans. And part of the showcase of these teapots is demonstrating them in the art of pouring tea. As described more thoroughly below, the Department of Buildings has decided that the incidental sale of tea and serving the tea as an art requires the C of O to also include “prepared food shop” and “retail use.” Accordingly, the Applicant seeks a special exception pursuant to C-204.9 to change/expand the existing nonconforming use (art gallery), to another nonconforming use (art gallery with prepared food shop and retail). The Applicant is also requesting area variance relief pursuant to X-1000.1 from C-204.9(b), which provides that the new nonconforming use must be for residential purposes in the RA zones.

II. JURISDICTION OF THE BOARD.

The Board has jurisdiction to grant the requested relief pursuant to X-901.2 and X-1002.1(a).

III. BACKGROUND.

A. Description of the Property and Surrounding Area

The Property is a corner lot located in the RA-2/DC zone with a land area of approximately 2,480 square feet. The Property is improved with a 3-story mixed-use building with separately owned individual condos above. The Applicant owns and operates Ching Ching Cha in the first-floor commercial space. According to History Quest, the Building was constructed in 1920. According to past certificates of occupancy included with the Application, the first floor of the

Property has been used as a commercial space since at least 1972, and was previously used as a dry cleaning, valet, and laundry pick-up facility. In 1982, BZA Application No. 13635 was filed requesting to use the Property as a newspaper distribution station and office, with the office extended to the second floor. This application was denied due to the daily deliveries and pick-ups required for the use and the inconvenience and disturbance that would cause for the neighboring properties. The Building has large shop windows on both sides, and an at-grade entrance on the corner, a naturally inviting space which reflects its commercial history.

Abutting the Property to the north is Newport Place, NW. Abutting the Property to the south is 1312 21st Street, NW, a four-unit residential building. Abutting the Property to the east is 21st Street. Abutting the Property to the west is an alley.

B. History of Ching Ching Cha

The Applicant is the owner and tenant of Unit 1 on the first floor of the building and is the owner of Ching Ching Cha, an Asian pottery gallery with an extensive collection of hand-picked yixing teapots, artisan pottery, handcrafted gift items from around Asia, and tea accessories. Ching Ching Cha opened their original location in Georgetown in 1998 and has been operating successfully for the last 25 years. Due to raised rent, the Applicant relocated to 1314 21st Street, NW, which had a certificate of occupancy for art gallery use, on April 18, 2023.

An art gallery is defined as: an establishment that derives more than fifty percent (50%) of its income from the display and sale of objects of art. Ching Ching Cha derives more than 50% of its income from the display and sale of tea pots—approximately 70%. The tea sales are approximately 30%. The pouring of the tea is part of the art experience in showcasing the teapots. Without the sale and pouring of tea, the art cannot be displayed. There is a truly an “Art of Tea” that may not be as familiar in western culture, but is part of Chinese and other Asian cultures. An article by leading tea expert Yin Na describes the beauty and deeper meaning of the traditional Chinese tea ceremony: <https://www.theautumnsalon.com/aswritings/the-art-of-tea>.

Prior to the Applicant's purchase, the space was used by “Civilian Art Projects” which showcased various artists in the space through different events. A link to past events demonstrates that performative art occurred here as well: <http://www.civilianartprojects.com/exhibitions.html>. Examples include “Electronic Meditations”, which incorporated immersive lighting at specific performance times, and “Weather the Storm”, which included a Sari Workshop and Sing-A-Long.

Pouring tea is a performative art, similar to the performances that occurred under this same certificate of occupancy by the previous owner. No enforcement actions were found against the previous owner.

In terms of day-to-day operations, Ching Ching Cha is fully operated and run by the Applicant and has the following operating hours: Monday: 10am to no later than 6pm, Tuesday: Closed, Wednesday: Closed, Thursday 12pm to no later than 6pm, Friday: 10am to no later than 6pm, Saturday: 9am to no later than 5pm, Sunday: 9am to no later than 5pm. The Applicant intends to continue operating as it has in this location—as an art gallery with incidental tea serving and tea sales. No food is served at this location, despite DOB's insistence that the Applicant must add retail and prepared food shop to the C of O.

IV. THE APPLICATION SATISFIES SPECIAL EXCEPTION REQUIREMENTS OF SUBTITLE C-204.9

A. Special Exception Criteria

i. General Special Exception Standards

Pursuant to Subtitle X-901.2 of the Zoning Regulations, the Board is authorized to grant special exception relief where, in the judgment of the Board, the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property.

ii. Standard for Review

In reviewing applications for a special exception under the Zoning Regulations, the Board's discretion is limited to determining whether the proposed exception satisfies the relevant zoning requirements. If the prerequisites are satisfied, the Board ordinarily must grant the application. See, e.g., *Nat'l Cathedral Neighborhood Ass'n. v. D.C. Board of Zoning Adjustment*, 753 A.2d 984, 986 (D.C. 2000).

B. The Application satisfies the General Special Exception Criteria of Subtitle X-901.2.

The granting of the special exception will be in harmony with the general purpose and intent of the zoning regulations. The RA-2/DC Zone is intended to “recognize the Dupont Circle area is a unique resource in the District of Columbia that must be preserved and enhanced; and provide strong protections to retain its low scale, predominantly residential character, independent

small retail businesses, human scale streetscapes, and historic character.” The Applicant uses the Property for an independent small retail business, which serves as a unique resource to the community. Accordingly, the granting of the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to adversely affect the use of neighboring properties.

C. The Application satisfies the Specific Requirements of C § 204.9.

If approved by the Board of Zoning Adjustment, pursuant to C-204.9, a nonconforming use may be changed to another nonconforming use, subject to the general special exception requirements of X-901.2, and the following conditions:

Section 204.9: (a) **The proposed non-conforming use would be permitted as a matter-of-right in the most restrictive subtitle in which the existing non-conforming use is permitted as a matter of right, in accordance with following order, from most restrictive to least restrictive subtitle:**

- (1) Subtitle D – Residential House (R) zones;**
- (2) Subtitle E – Residential Flat (RF) zones;**
- (3) Subtitle F – Residential Apartment (RA) zones;**
- (4) Subtitle H – Neighborhood Mixed-Use (NMU) zones;**
- (5) Subtitle G – Mixed-Use (MU) zones;**
- (6) Subtitle I – Downtown zones (D);**
- (7) Subtitle J – Production, Distribution, and Repair (PDR) Zones; and**
- (8) Subtitle K – Special Purpose Zones.**

This subsection is not applicable due to the provisions of the following subsection, which are more limiting for the RA zones.

(b) In the R, RF, or RA zones, the proposed use shall be either a single dwelling unit, flat, or a multiple dwelling unit development; except on an alley lot, the proposed use may only be a single dwelling unit;

The Applicant is requesting a variance from this subsection.

(c) In the R and RF zones, the corner store provisions of the relevant subtitle shall apply;

The Property is located in the RA-2 zone.

(d) The external impacts of the proposed use will be deemed to be no greater than the existing use;

The external impacts of the proposed prepared food shop and retail use will be no greater than the existing art gallery use. The use of the Property is primarily for the sale of tea pots. Serving tea to customers is incidental to the display/sale of the teapots.

(e) The proposed use shall not adversely affect the present character or future development of the surrounding area within at least three hundred feet (300 ft.) of the site;

The proposed prepared food shop and retail use will not adversely affect the present character or future development of the surrounding area, including within 300 feet of the Property. The Property is currently used by the Applicant for the proposed use and has previously been used for commercial purposes, most recently as a dry cleaning, valet, and laundry pick-up facility.

(f) The proposed use shall not create any deleterious external effects, including, but not limited to, noise, traffic, parking and loading considerations, illumination, vibration, odor, and design and siting effects;

The proposed prepared food shop and retail use will not create any deleterious external effects. Ching Ching Cha has limited hours of operation and will not generate any external noise, illumination, vibration, odor, design or siting effects. Any and all parking and/or loading activity will be able to be properly scheduled. Currently, the majority of customers walk, bike or use public transportation, and this is expected to continue.

(g) When an existing nonconforming use has been changed to a conforming or more restrictive use, it shall not be changed back to a nonconforming use or less restrictive use; and

This subsection is not applicable because the existing nonconforming art gallery use has not previously been changed to a conforming or more restrictive use.

(h) The Board of Zoning Adjustment may require the provision of changes, modifications, or amendments to any design, plan, screening, landscaping, type of lighting, nature of any sign, pedestrian or vehicular access, parking and loading, hours of operation, or any other restriction or safeguard it deems necessary to protect the value, utilization, or enjoyment of property in the neighborhood.

V. AREA VARIANCE.

The Applicant is requesting area variance relief from C-204.9(b), which states that in R, RF, or RA zones, the proposed nonconforming use “shall be either a single dwelling unit, flat, or a multiple dwelling unit development.” This request is properly filed as an area variance, as opposed to a use variance. See X-1001.3(f), which lists “[p]reconditions to the establishment of a special exception use” as one “example” of an area variance. The Board is authorized to grant an area variance where it finds that three conditions exist:

- (1) The property is affected by exceptional size, shape, or topography or other extraordinary or exceptional situation or conditions;
- (2) The owner would encounter an practical difficulties if the zoning regulations were strictly applied; and
- (3) The variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

See French v. District of Columbia Board of Zoning Adjustment, 628 A.2d 1023, 1035 (D.C. 1995); *see also, Capitol Hill Restoration Society, Inc. v. District of Columbia Board of Zoning Adjustment*, 534 A.2d 939 (D.C. 1987).

The variance procedure has many purposes. It is designed to provide relief from the strict letter of the regulations, protect zoning legislation from constitutional attack, alleviate an otherwise unjust invasion of property rights, and prevent usable land from remaining idle. These purposes infuse meaning into the phrase “exceptional and undue hardship.” *Palmer v. D.C. Bd. of Zoning Adjustment*, 287 A.2d 535, 541-42 (1972).

It is well established that because of the nature of variances and their effects on the zone plan, the stricter “undue hardship” standard applies to requests for use variances while the “practical difficulty” standard applies to requests for area variances. *Palmer v Board of Zoning Adjustment* 287 A.2d 535 (D.C. 1972). For the Board to grant use variance relief, “it must be shown that the regulations ‘preclude the use of the property in question for any purpose for which it is reasonably adapted, *i.e.*, can the premises be put to any conforming use with a fair and reasonable return arising out of the ownership thereof?’” *Palmer v. BZA*, at 542, citing 2 A. Rathkopf, *The Law of Zoning and Planning*, Note 21, at 45-5 (3d ed. 1962).

A. The Property is Unique Because it is Affected by an Exceptional Situation or Condition and without Relief will face a Practical Difficulty.

The phrase “other extraordinary or exceptional situation or conditions” in the above-quoted variance test applies not only to the land, but also to the existence and configuration of a building on the land. See *Clerics of St. Viator, Inc. v. D.C. Board of Zoning Adjustment*, 320 A.2nd 291, 294 (D.C. 1974). Moreover, the unique or exceptional situation or condition may arise from a confluence of factors which affect a single property. *Gilmartin v. D.C. Board of Zoning Adjustment*, 579A.2d 1164, 1168 (D.C. 1990).

The Property has continually been operated as mixed-use with the first floor being a commercial space, since at least 1972. The commercial space consists of large show windows and was built at street grade to allow easy access for shoppers, unlike the neighboring residential properties. It would no doubt be costly and complicated to convert this space to private residential space. Also, there are individually owned condo units so there would be additional complications to modifying the building and changing the nature of the long-standing mixed-use building.

Art Gallery: an establishment that derives more than fifty percent (50%) of its income from the display and sale of objects of art.

Prepared Food Shop: A food and beverage business that offers seating or carry out service, or both, and which is principally devoted to the sale of prepared food, non-alcoholic beverages, or cold refreshments. This term includes, but is not limited to, an establishment known as a sandwich shop, coffee shop, or an ice cream parlor.

Without the addition of retail and prepared food shop to the C of O, the Applicant cannot serve tea nor sell tea. While the primary business is from the display and sale of the artisan teapots, the tea service is part of the art gallery use. The inability to sell tea and pour tea will directly impact the teapot sales and demonstration of the Art of Tea. It appears that the Applicant is in this position due to a subjective interpretation as to what constitutes ‘art’ for purposes of fitting within the definition of an art gallery. Accordingly, even though the area variance does not require a showing of impossibility or undue hardship in using the property for permitted uses, Ms. Wong will likely have to relocate without the relief, as she cannot operate the art gallery use without being able to demonstrate the teapots and traditions associated with the tea ceremonies. Further, approximately 30% of the sales come from tea—while this is incidental, it still makes an impact on the business.

B. No Substantial Detriment to Public Good and No Harm to the Zone Plan.

Granting the relief will not result in a substantial detriment to the public good nor to the zone plan. The Property has been used as a commercial space since at least 1972, so the proposed change of that commercial use will not create a new condition. Further, the tea pouring and sales are clearly incidental to the art gallery use—which is a permitted use. And the proposed use is a quiet use blocks from the metro and has been operating for a year in this location without impact to neighbors.

VI. CONCLUSION.

For the reasons outlined in this statement, the Applicant respectfully requests the special exception and variance relief as detailed above.

Respectfully Submitted,

Alexandra Wilson

Alexandra Wilson
Sullivan & Barros, LLP
Date: April 23, 2024

In The Spotlight | Empowering Women In Business



Women's History Month serves as a tribute to the contributions women have made throughout history. In this month dedicated to reflection and celebration, DLCP is spotlighting the achievements of women entrepreneurs who have made significant contributions in the District.



Established in 1998, **Ching Ching Cha** offers a unique experience beyond just serving tea. Located on 21st Street, close to Dupont Circle, Ching Ching Cha provides a quiet space amid the hustle and bustle of city life. The name "Ching Ching" stems from Hollie Wong's Chinese name, while "Cha" symbolizes tea. For twenty-five years, Ching Ching Cha was located in Georgetown on Wisconsin Avenue. However, amidst rising rent costs, Hollie recognized the need to alter her business strategy.

With determination to succeed, she moved to a new location near Dupont Circle, seizing the opportunity to explore a different neighborhood and connect with a broader customer base. As she approaches her one-year milestone in her new location, Hollie finds herself flourishing in her surroundings. Hollie cherishes her community, as everyone is supportive. The community lends a helping hand, from gardening to building projects inside the establishment.

When you walk inside Ching Ching Cha, you are greeted with a variety of Chinese, Japanese, and Taiwanese teas. Hollie sources the teas directly from farms to her tea shop, primarily from China, Japan, and Taiwan, establishing and maintaining relationships with farmers over the years.



The inspiration behind creating Ching Ching Cha for Hollie was to establish a calm space. The tea house serves as a serene environment for the community to gather, converse, think, read, and write, while enjoying a cup of tea, which holds significance in her culture.

Hollie is thankful for DLCP in embracing her vision and acknowledging her potential contributions to the community. DLCP staff provided guidance to ensure her business remains in compliance.

For aspiring entrepreneurs, Hollie offers wise advice: believe in yourself, work hard, be patient, and follow your heart.

Learn more about Ching Ching Cha at chingchingcha.com.

CERTIFICATE OF OCCUPANCY

No. **B 80725**Washington, D.C., JANUARY 18, 19 72Permission is hereby granted to WILLIAM B. & HELEN R. FORDto use the FIRST floor(s) of the building located on lot 228 Square 69known as premises 1314 216T STREET N.W. for the followingpurpose(s): HAND LAUNDRY & DRY CLEANING OWNER & TWO EMPLOYEES

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s) indicated above, and IS NOT TRANSFERABLE to another person or premises, under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

DEPT. OF ECONOMIC DEVELOPMENT, GOV. OF DIST. OF COL.

ZONE

R-3-BFEE \$ **16.00**

Chief, Permit Branch

By

Permit Clerk

OFFICE COPY

CERTIFICATE OF OCCUPANCY

No. **B107326**

Washington, D.C., April 11, 19 76

Hassan Alshabadi

Permission is hereby granted to

to use the first floor(s) of the building located on lot 228 Square 69

known as premises 1314 21st St. N.W. for the following

purpose(s): Dry Cleaning, valet, laundry pick up store

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s) indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefore, will render this Certificate VOID and a NEW Certificate must be obtained.

DEPT. OF ECONOMIC DEVELOPMENT, DIV. 7, OF DIST. OF COL.

OFFICE COPY

ZONE

FEE \$ **20.00**

R-3-B

Chief, Permit Branch

By

Permit Clerk

m LII-P-601
(Rev 9 78)

CERTIFICATE OF OCCUPANCY

No. **B126258**

Washington, D.C., July 16th, 19 81

Permission is hereby granted to Gregory Marston Luce

to use the FIRST floor(s) of the building located on lot 228 Square 69

known as premises 1314 21st St. NW for the following

purpose(s): Art Gallery

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

ZONE
R-5B

FEE \$27.00

Chief, Permit Branch

by [Signature]

Permit Clerk

DEPARTMENT OF LICENSES, INVESTIGATIONS AND INSPECTIONS GOV'T. OF DIST. OF COL.

OFFICE COPY

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington D.C. March 7, 2024

Plat for Building Permit of :

SQUARE 69 LOT 228

Scale: 1 inch = 30 feet

Recorded in Book 59 Page 168

Receipt No. 24-02328

Drawn by: M.G.

Furnished to: MARTIN SULLIVAN

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Anup Shrestha

For Surveyor D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance. The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: _____

Date: _____

Printed Name: _____ Relationship to Lot Owner: _____

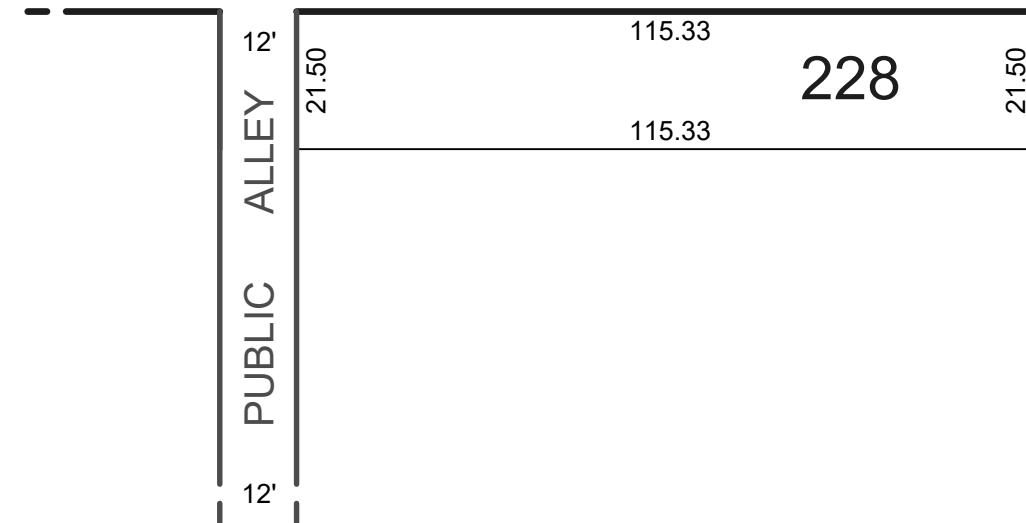
If a registered design professional, provide license number _____ and include stamp below.



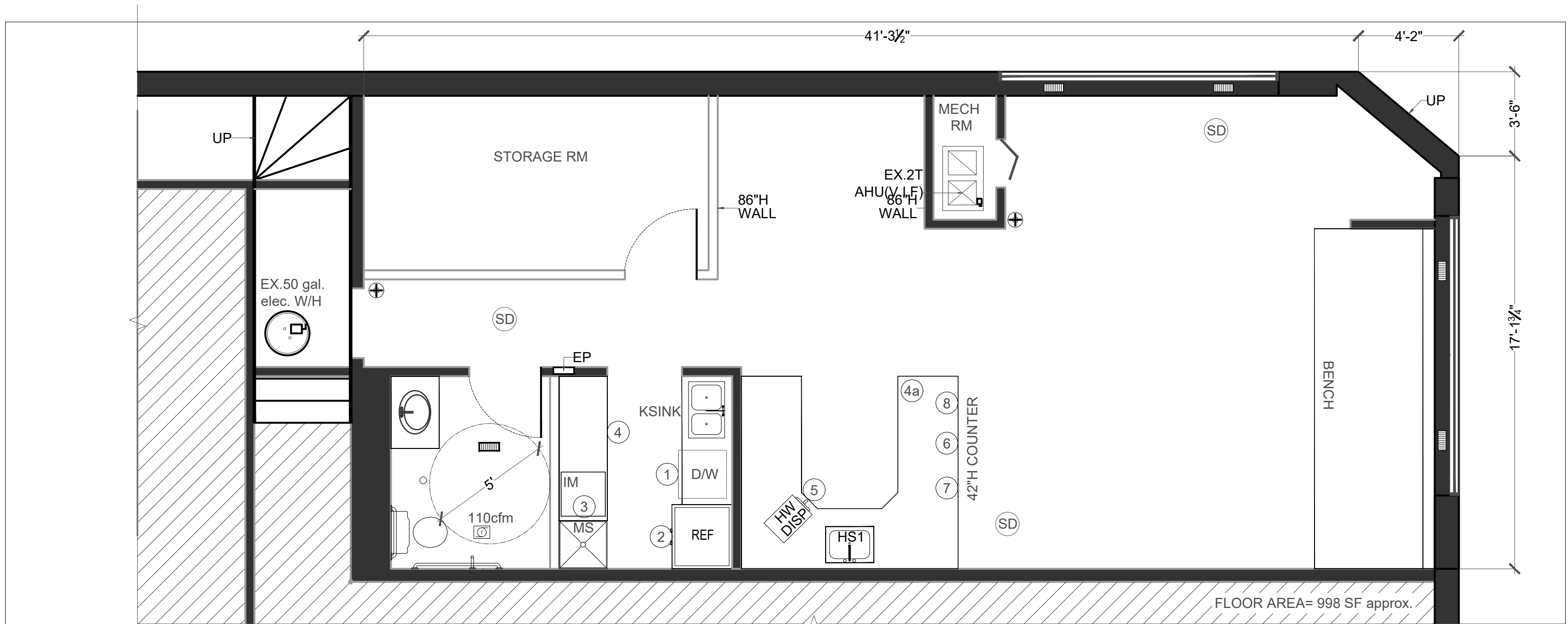
SCALE: 1:30

SQUARE 69

NEWPORT PLACE N.W.



21st STREET N.W.



FLOOR AREA= 998 SF approx.

EQUIPMENT SERVICE USED

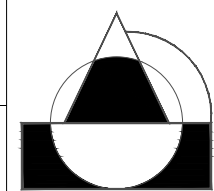
①	PLASTIC INTERIOR DISHWASHER	24"Wx24"Dx34 ³ / ₄ "H	120/1-60/7.1A-800W
②	LG.20.2 CF TOP FREEZER REFRIGERATOR	30"Wx33.5"Dx65 ¹ / ₂ "H	120/1-60/8A-960W
③	ICE MACHINE- AVANTCO ICE UG-F-120-A10"	22.9"Wx26.4"Dx32.9"H	115/1-60/5A-575W
④	BUILT IN COUNTER	SITE CONDITION	SEE ELEC. PLAN
⑤	BUNN 5 GAL. HOT WATER DISPENSER	7.4" Wx17.6"Dx28.5"H	240/1-60/16.9A-4050W
⑥ ⑦ ⑧	POS PACKAGE INC.L DATA-MONITOR-CALCULATOR-STE CONDITION		120/1-60/8A-60W

OCCUPANCY LOAD FOR BUSINESS AREA
 = 998x¹⁰/₁₀₀₀= 10occ
 ONE EXIT AND ONE RESTROOM

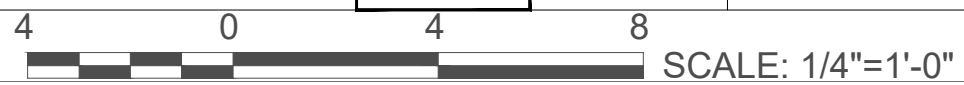
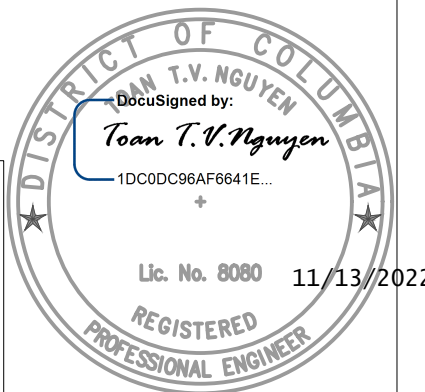
Owner: Mrs. Hollie Wong
 Phone:202-422-1133
 chingchingcha@gmail.com

com-1:
 1st sub: 11/13 2022
A002 3 of 11

CHINGCHING CHA
 1314 21st STREET NW WASHINGTON DC 20016
 EXISTING/PROPOSED

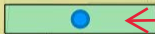


TLR Design LLC
 3107 KNOLL Dr. FALLS CHURCH VA 22042
 Phone: 703-868-1459
 E-mail: tlrdesign@yahoo.com



Newport Pl NW

RA-2/DC



Subj. Property
1314 21st St., NW

N St NW

N St NW



Subj. Property
1314 21st St., NW



1312 21st St., NW

Subj. Property
1314 21st St., NW

1320 21st St., NW



1312 21st St., NW

Subj. Property
1314 21st St., NW



Subj. Property
1314 21st St., NW



Subject Property



Subject Property



Subject Property



Subject Property





Subject Property



Subject Property



Subject Property



tea time

	around	not later than
mon	10:00	18:00
tue	noon	18:00
wed	noon	18:00
thurs	10:00	18:00
fri	10:00	18:00
sat	09:00	17:00
sun	09:00	17:00



CERTIFICATION OF PROFICIENCY

I hereby certify that I have read the Rules of Practice and Procedure of the D.C. Board of Zoning Adjustment (“Board”) as set forth in Subtitle Y of Title 11 of the District of Columbia Municipal Regulations (“2016 Zoning Regulations”), and I am able to competently represent the owner in proceedings before the Board.

Martin P Sullivan

Martin P. Sullivan, Esq.

Alexandra Wilson

Alexandra Wilson, Esq.

Certificate of Service

I certify that on April 24, 2024, I served a copy of this application to the following:

D.C. Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024
Planning@dc.gov

Advisory Neighborhood Commission 2B

ANC Office

Meg Roggensack, Chairperson
2B01@anc.dc.gov

Matt Johnson, SMD
2B06@anc.dc.gov

Respectfully Submitted,

Sarah Harkcom

Sarah Harkcom, Case Manager

STATEMENT OF COMMUNITY OUTREACH

Pursuant to Subtitle Y-300.8(I), we will contact ANC Chairperson, Meg Roggensack, and, Matt Johnson, the Single Member District Commissioner (2B06) for the Property. We plan to present to the full ANC.

Sarah Harkcom

Sarah Harkcom, Case Manager

Tenant List

Three Tables, The LLC – Unit 1

Ming Zhou and Ming Wang – Unit 2

Andrew Young – Unit 3

Sylvia Stankova-Loomis – Unit 4

Karim and Dany Elhorr – Unit 5

Sally and Blair Ruble – Unit P1

James Webster – Unit P2

Three Tables, The LLC – Unit P3

Dale Burchard Kenney Trustee & Eugene James Kenney Trustee – Unit P4

Dale Burchard Kenney Trustee & Eugene James Kenney Trustee – Unit P5

JONATHAN DUGGAN
2119 N ST NW # 1
WASHINGTON DC 20037-3021

RHR PROPERTIES INC
4405 E WEST HWY STE 306
BETHESDA MD 20814-4534

GREGORY PEKAR
2119 N ST NW # 3
WASHINGTON DC 20037-3021

TARA PALMERI
2119 N ST NW APT 4
WASHINGTON DC 20037-3021

JOSHUA HERMIAS
2119 N ST NW # 214
WASHINGTON DC 20037-3021

PATRICK DAVIS
2139 N ST NW # 6
WASHINGTON DC 20037-3017

MARTHA LESMES
3711 BRANDYWINE ST NW
WASHINGTON DC 20016-1809

RANDY SHERMAN
5209 PORTSMOUTH RD
BETHESDA MD 20816-2928

KELLAM TERRY
1200 S ARLINGTON RIDGE RD APT 507
ARLINGTON VA 22202-1948

HANNAH HUTCHISON
1308 21ST STREET NW Unit 100
WASHINGTON DC 20036

CYNTHIA B ROGERS TRUSTEE
1120 HUMBUG WAY
AUBURN CA 95603-5817

JOSEPH SCHMIDT
1308 21ST STREET NW Unit 102
WASHINGTON DC 20036

BRADLEY CASTO
1308 21ST STREET NW Unit 103
WASHINGTON DC 20036

LINDA KOMAN
6231 ELMER AVE
HARRISBURG PA 17112-1777

STEPHEN DAVENPORT
4630 FESSENDEN ST NW
WASHINGTON DC 20016-4012

ANDREW CEBER
1308 21ST STREET NW Unit 201
WASHINGTON DC 20036

SEZA OZEN
1308 21ST STREET NW Unit 202
WASHINGTON DC 20036

ANDREA KEATING
1308 21ST STREET NW Unit 203
WASHINGTON DC 20036

STEPHANO SCAFETTA
1308 21ST STREET NW Unit 204
WASHINGTON DC 20036

CARL PEARSON
1718 U ST NW
WASHINGTON DC 20009-1748

CYNTHIA DOYLE
5308 BRANDY LN
SYLVANIA OH 43560-1803

DAVID LEE
6496 HIRABAYASHI DR
SAN JOSE CA 95120-4500

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1718 U ST NW APT 3
WASHINGTON DC 20009-7731

DAVID LEE
1718 U ST NW APT 2
WASHINGTON DC 20009-7731

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WASHINGTON DC 20036-1504

WATASSA MANAGEMENT
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WASHINGTON DC 20009-9242

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WASHINGTON DC 20036-1521

CAROLINE HERRERA
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THREE TABLES THE LLC
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WASHINGTON DC 20007-3374

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2100 NEWPORT PL NW # 2
WASHINGTON DC 20037-3014

ANDREW YOUNG
2100 NEWPORT PL NW UNIT 3 # 3
WASHINGTON DC 20037-3014

SYLVIA STANKOVA-LOOMIS
UNIT 4170 BOX 83
DPO AE 09862-0083

KARIM ELHORR
2100 NEWPORT PL NW # 5
WASHINGTON DC 20037-3014

SALLY RUBLE
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WASHINGTON DC 20036-1521

JAMES WEBSTER
1320 21ST ST NW # 405
WASHINGTON DC 20036-1521

DALE BURCHARD KENNEY TRUSTEE
2110 O ST NW
WASHINGTON DC 20037-1000

EUGENE JAMES KENNEY TRUSTEE
2100 NEWPORT PL NW # 4
WASHINGTON DC 20037-3014

PELLEY FAMILY LLC
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LAS VEGAS NV 89147-5725

MARY JO TIERNEY
PO BOX 12699
FORT PIERCE FL 34979-2699

ROGER LEVENTER
9016 BRICKYARD RD
POTOMAC MD 20854-1634

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SEATTLE WA 98102-4314

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RANDY SHERMAN
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RUTH N WILLIAMS TRSUTEE
2128 NEWPORT PL NW
WASHINGTON DC 20037-3001

STAVROS PAPAGEORGIOU
2126 NEWPORT PL NW
WASHINGTON DC 20037-3001

LINCOLN H DAY TRUSTEE
2124 NEWPORT PL NW
WASHINGTON DC 20037-3001

DAVID CATANIA
2122 NEWPORT PL NW
WASHINGTON DC 20037-3001

IVAN NUNEZ RODRIGUEZ
2120 NEWPORT PL NW
WASHINGTON DC 20037-3001

WOODROW LANDAY
2125 NEWPORT PL NW
WASHINGTON DC 20037-3002

TENG-SIEW BOXALL
2123 NEWPORT PL NW
WASHINGTON DC 20037-3002

LUYANG GORDON
2121 NEWPORT PL NW
WASHINGTON DC 20037-3002

KEITH FORNEY
1818 NEW YORK AVE NE STE 201
WASHINGTON DC 20002-1849

FARNAZ FARHI
2117 NEWPORT PL NW
WASHINGTON DC 20037-3002

SCOUT PROPERTIES
3620 12TH ST NE
WASHINGTON DC 20017-2501

PAUL KRISS
3301 PENNSY DR
LANDOVER MD 20785-1606

FOXCROFT LLC
5336 FALMOUTH RD
BETHESDA MD 20816-2915

MARGARET HANDY
2110 O STREET NW Unit 1
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MARALEE SCHWARTZ
2110 O STREET NW Unit 2
WASHINGTON DC 20037

EUGENE JAMES KENNEY TRUSTEE
2110 O STREET NW Unit 3
WASHINGTON DC 20037

CATHERINE GUAJARDO
2110 O STREET NW Unit 4
WASHINGTON DC 20037

JOHN PLATT
2108 O ST NW
WASHINGTON DC 20037

NORMAN BENTLEY PICCIONI
2433 S 725 W
HURRICANE UT 84737-2651

SUZANNE BENNISON
2160 IBIS ISLE RD # 12
PALM BEACH FL 33480-5326

O STREET CORPORATION
1003 N MAIN ST
TARBORO NC 27886-3819

ALLEN-WESLEY POWELL
1332 21ST STREET NW Unit 101
WASHINGTON DC 20037

ANAHITA KARIMI
1332 21ST STREET NW Unit 102
WASHINGTON DC 20037

ERIK SECHSER
1332 21ST STREET NW Unit 201
WASHINGTON DC 20037

VERONICA HAWKINS
1332 21ST STREET NW Unit 202
WASHINGTON DC 20037

TIMOTHY O'LEARY
4906 VICTOR ST
DALLAS TX 75214-5435

JAMES CROWE
1332 21ST STREET NW Unit 302
WASHINGTON DC 20037

NITA TUVESON
728 N TAZEWELL ST
ARLINGTON VA 22203-2029

CLINT FENNING
1332 21ST STREET NW Unit 402
WASHINGTON DC 20037

KAMILA KASPRZYCKA
1332 21ST STREET NW Unit 501
WASHINGTON DC 20037

ARNAUD BLIN
2008 SYOSSET DR
CAZENOVIA NY 13035-9753

BARBARA B STALLINGS TRUSTEE
1330 21ST STREET NW Unit 1
WASHINGTON DC 20037

BERTRAM ULRICH
1330 21ST STREET NW Unit 2
WASHINGTON DC 20037

JAMES WEBSTER
1320 21ST STREET NW Unit 101
WASHINGTON DC 20037

WILLIAM TAPSCOTT
1320 21ST STREET NW Unit 102
WASHINGTON DC 20037

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2811 ONEIDA ST
UTICA NY 13501-6504

JUDITH MCBRIEN
1625 SHERIDAN RD UNIT 401
WILMETTE IL 60091-1818

NOREEN BANKS
1320 21ST STREET NW Unit 105
WASHINGTON DC 20037

GREGORY NEPLL
1019 BROAD BRANCH CT
MC LEAN VA 22101-2140

PETER LONDONO
1320 21ST STREET NW Unit 201
WASHINGTON DC 20037

MARCO MONJE SILVA
1616 18TH ST NW # 806
WASHINGTON DC 20009-2534

GLENNIE RABIN
1320 21ST STREET NW Unit 203
WASHINGTON DC 20037

BRETT DEMUNTER
1320 21ST STREET NW Unit 204
WASHINGTON DC 20037

AMY LIFSON
1320 21ST STREET NW Unit 205
WASHINGTON DC 20037

MICHAEL SUSSMAN
2101 N ST NW # T1
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DESMOND FITZGERALD
1320 21ST STREET NW Unit 207
WASHINGTON DC 20037

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5206 BROOKEWAY DR
BETHESDA MD 20816-1904

DANIEL SNODDERLY
1320 21ST STREET NW Unit 302
WASHINGTON DC 20037

ADAM WALKER
1320 21ST STREET NW Unit 303
WASHINGTON DC 20037

WILLIAM MCKINLEY
4444 CONNECTICUT AVE NW UNIT 307
WASHINGTON DC 20008-2318

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1320 21ST STREET NW Unit 305
WASHINGTON DC 20037

MICHAEL SUSSMAN
2101 N ST NW # T1
WASHINGTON DC 20037-3042

SCOTT SPECTOR
1320 21ST STREET NW Unit 307
WASHINGTON DC 20037

SALLY RUBLE
1320 21ST STREET NW Unit 401
WASHINGTON DC 20037

PAUL A LARSON CO-TRUSTEES
8290 CYPRESS HOLLOW DR
SARASOTA FL 34238-5627

LAURA WILLIAMS
1320 21ST STREET NW Unit 403
WASHINGTON DC 20037

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5102 WESTERN AVE
BETHESDA MD 20816-1710

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WASHINGTON DC 20037

ANAHITA KARIMI
1320 21ST STREET NW Unit 406
WASHINGTON DC 20037

E RAND
1320 21ST STREET NW Unit 407
WASHINGTON DC 20037

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11513 LAKE POTOMAC DR
POTOMAC MD 20854-1220

JONATHAN SOUSA
1320 21ST STREET NW Unit 504
WASHINGTON DC 20037

CHRISTOS N GEORGIU TRUSTEE
1320 21ST STREET NW Unit 505
WASHINGTON DC 20037

CAPITAL LAND TRUST
702 N IRVING ST
ARLINGTON VA 22201-2006

G BINDER
1320 21ST STREET NW Unit 507
WASHINGTON DC 20037

SUZANNE ROSENBLATT
1331 21ST ST NW
WASHINGTON DC 20036-1503

HAROLD CORDES
1329 21ST ST NW
WASHINGTON DC 20036-1503

NANCY HARTSOCK
1327 21ST ST NW
WASHINGTON DC 20036-1503

BEREKET HAREGOT TRUSTEE
1323 21ST ST NW
WASHINGTON DC 20036-1503

LUKE KREMBS
1321 21ST STREET NW Unit 1
WASHINGTON DC 20036

IAN HOFFMAN
1321 21ST STREET NW Unit 2
WASHINGTON DC 20036

JEFFREY CAMPBELL
1321 21ST STREET NW Unit 3
WASHINGTON DC 20036

AUBRI BARNES
1321 21ST STREET NW Unit 4
WASHINGTON DC 20036

DOUGLAS JOHNSON
1321 21ST STREET NW Unit 5
WASHINGTON DC 20036

ESTHER GOLDSTERN (NY) LLC
800 3RD AVE FL 38TH
NEW YORK NY 10022-7649

KYLE P KENNEDY TRUSTEE
2567 HOLLY MANOR DR
FALLS CHURCH VA 22043-3909

WILLIAM DUDZINSKY
1317 21ST ST NW
WASHINGTON DC 20036-1503

ROBERT FINK
1315 21ST ST NW
WASHINGTON DC 20036-1513

HUSEYIN DALGIC
1311 21ST ST NW # 4
WASHINGTON DC 20036-1567

2017 N STREET LLC
1101 CONNECTICUT AVE NW STE 450
WASHINGTON DC 20036-4359

ROBERT TODERO
2019 N ST NW
WASHINGTON DC 20036-2301

GARY ORSBORN
2021 N ST NW
WASHINGTON DC 20036-2301

KERRY RICKER-BEDARD
2023 N ST NW
WASHINGTON DC 20036-2301

ARMIN ABRON
6112 WILSON LN
BETHESDA MD 20817-3133

PISTACHIO LLC
4915 HAMPDEN LN # 201
BETHESDA MD 20814-3700

THREE TABLES THE LLC
2735 OLIVE ST NW APT 11
WASHINGTON DC 20007-3374

MING WANG & MING ZHOU
2100 NEWPORT PL NW # 2
WASHINGTON DC 20037-3014

YOUNG, ANDREW R
2100 NEWPORT PL NW UNIT 3 # 3
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UNIT 4170 BOX 83
DPO AE 09862-0083

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2100 NEWPORT PL NW # 5
WASHINGTON DC 20037-3014

BLAIR & SALLY RUBLE
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WASHINGTON DC 20036-1521

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WASHINGTON DC 20037-1000

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WASHINGTON DC 20037-1000