



FDP La Creperie Caffe, LCC

DBA

La Creperie Caffe

Planning review Board – ZBA 17-0056

1429 Washington Ave. Miami Beach, Fl 33139

La Creperie Caffe

1429 Washington Ave
Miami Beach, FL 33139

Phone: (727) 459-6546
E-Mail: chefdinogr@gmail.com

October 24, 2017

Irina Villegas, Senior Planner
Miami Beach Planning Department
1700 Convention Center Drive
Miami Beach, FL 33139

Re: Variance

Dear Ms Villegas

I am pleased to announce the opening of La Creperie Caffe restaurant at the above referenced location. I currently have 2 similar restaurants one in Hillsborough County and one in Sarasota County all of which serve beer and wine. It is because of their success I have expanded to Miami-Dade County.

I am writing you to request a zoning variance which would allow us to serve beer and wine. The location I selected has served food and beverage. As with my other restaurants, I would like to serve beer and wine to our patrons while they enjoy a meal.

I feel I satisfy the hardship criteria for the following reasons:

- 1) Granting the variance is not an unusual request and would not give me any special privilege. There are restaurants, bars, and nightclubs within this zoning district that currently sell beer, wine and liquor on Washington Avenue. Denying me a license would deprive me the rights commonly given to similar establishments in the area.
- 2) These restaurants are our competition within our zone which have the ability to sell beer and wine which gives them an unfair competitive advantage.
- 3) As La Creperie Caffe Miami Beach is a brand new business and is just beginning to establish a Miami customer base it is imperative that we can offer our entire menu to these new customers to give us the best chance of retaining these customers for future visits.

Thank you in advance for your consideration to this request and I look forward to working in Miami-Dade County.

Sincerely,



Konstantinos Chillas
President

La Creperie Caffe

1429 Washington Ave
Miami Beach, FL 33139

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November 07, 2017

Irina Villegas, Senior Planner
Miami Beach Planning Department
1700 Convention Center Drive
Miami Beach, FL 33139

Re:Modification for the new Business

Dear Ms Villegas

The previous tenant operated as FireHouse Sub, We are a new tenant in the same space, We change ownership, We operate new business as La Creperie Caffe that specialize in french crepes, italian paninis, saladas, fine coffees, fine wine and beer.

La Creperie Caffe, Hours of operation: Monday to Sunday from 7:00 Am - 11:00Pm

Sincerely,



Konstantinos Chillas
President