

**Shinsekai Ramen**  
234 Maple Ave E,  
Vienna, VA 22180

December 1, 2018

Ms. Andrea West  
Town of Vienna Planning and Zoning  
127 Center Street, South  
Vienna, VA 22180

Dear Ms. Andrea West

I want to take this opportunity to thank you for the excellent job you do to ensure all the businesses that operate in Town of Vienna adhere to the rules and regulations enshrined in the constitution. We do also want to apologize for the miscommunication that may have occurred throughout this whole process but rest assured that is all within the best intentions of opening our restaurant in a timely manner. As you may know, due to the time restriction caused by pending approvals of permits and conflicting county regulations have greatly back tracked our progress thus creating more confusion.

The sole purpose of this letter is to request the board if IT IS possible, to expedite the hearing at your earliest convenience so that we may move forward. We have been burning the midnight oil, moving up and down to ensure our restaurant meets the requirements you have set. Be that as it may, we do want to make the board aware of the heavy losses that our business sustained during the ordeal.

Please kindly review the following;

- **Installation of exterior \$40,000 in addition to \$30,000 for the demolition.**
- **Brick column wall repairs ; which was removed upon order with an estimated maximum cost of \$100,000 in accordance to property management.**

- ***\*please note\*\* we were initially granted a set grace period of 210 days of free rent to the construction scheduled to begin last year of November 2017 and to be completed in time for July 2018 .***

**We are currently paying \$15,000 monthly beginning of July 2018 totaling \$90,000 up to date.**

- **Running labor cost for current employees and new applicants that we may have lost in the hiring process from delays.**

Our Japanese ramen restaurants core focus is simple, affordable quality cuisine thats accessible to all. Our restaurant has been highly anticipated since the property that was acquired in November 2017 was expected to be completed and opened in *July 2018* while quickly transitioning to the busy winter season because our menu consists of traditional dishes such as soups and other hot Japanese comfort food, this is a very concerning outlook which is subject for a greater potential loss, However with so much anticipation comes with the responsibility to ensure that the locals are offered the services they expect and the authorities too approve our operation.

We also know the tremendous amount of weight that rests on your shoulders when making decisions but we assure you to do even more to ensure the changes you wanted made are done to your satisfaction. I did also want to reiterate that we are not requesting special treatment but rather a mutual understanding that we are under a pressured time limit that may have presumed to the board that we were cutting corners but in contrary, to quickly remedy the problem to prevent further unnecessary delays

We greatly appreciate you taking the time to review our situation and once again apologize for any cause of disturbance we may have on your schedule. We look forward to meeting you again~

If you have any questions or concerns please don't hesitate to contact me.

**Tel: 202-450-5882 | Cell: 571-244-9836 |**

**Email: [ShinsekaiRamen@gmail.com](mailto:ShinsekaiRamen@gmail.com)**

-Respectfully yours,

*Kevin Jin Choe*

*General Manager*

*Shinsekai Ramen*