

December 18, 2017

To: DC Board of Zoning Adjustment  
Re: BZA Application Case # 19600  
Applicant: Team Washington, Inc. d/b/a Domino's Pizza  
Address: 2330 Wisconsin Avenue NW (Sq. 1300, Lot 0815).

To the Board of Zoning Adjustment,

I am a resident of Glover Park for 20 years and I am writing to oppose the zoning special application and special variances for the Domino's Pizza project to be located at 2330 Wisconsin Avenue NW (Sq. 1300, Lot 0815).

The reasons I oppose Domino's Pizza applications are the following:

1. Community opposition:
  - I've learned at the November ANC3B meeting that a petition with over 120 neighbors signatures in opposition to Domino's Pizza application for zoning special application was submitted to the ANC3B. I was not aware of this petition until the meeting. In my turn I contacted fellow Glover Parkers regarding Domino's Pizza application and I have not heard one person supporting Domino's Pizza's presence in Glover Park. It was very disappointing that the commissioners approved supporting Domino's application despite a clear message from the neighbors that Domino's was not wanted. The ANC3B reasoning was that there is a precedent of approving the same variances requests for another business (Chipotle), and that it is better to have something in rather than an empty storefront. The commissioners also noted that there was a Pizza Hut some years ago in Chipotle's current space (no one regrets the Pizza Hut either). The commissioners stated their opposition would not have a stand with the BZA board, and they thought it's better to negotiate upfront with Domino's Pizza and the building's owner and have something rather than nothing to hold them accountable for. The ANC also pitied the building's owner for not having the empty space rented. As far as I know the owner of the property does not live in Glover Park, which the ANC3B represents. The ANC negotiated some clauses in for trash control/maintenance. At the November ANC3B meeting the commissioners did not list all the clauses they negotiated with Domino's Pizza and the building's owner, but they stated that one of their clauses included having an assigned parking space for the delivery vehicle. However, as I noted at that ANC meeting, this specific clause is already a zoning requirement per Table C § 701.5: Parking Requirements: "A minimum of 1 parking space shall be required for a food delivery service".

2. Neighborhood character and fast food saturation:
  - Domino's type of business is not adding anything positive to the character of the Glover Park neighborhood. Glover Park is a family oriented neighborhood with already several national brand and fast-food establishments in a .25 mile radius such as: Chipotle's, Subway, Eistein Bros Bagels, and Bruegger's Bagels, and other pizzerias such as: Cafe Romeo's, Arcuri, Angelica's and Casolare. I am opposed to generic, flavorless, national chains squeezing out the local shops.
3. Additional uncontrolled traffic:
  - In our neighborhood there is a traffic pattern of many one-way streets with parking on one or both sides, which I believe is meant to slow the traffic thru our residential neighborhood. It is likely that Domino's drivers will take any shortcuts, including running against the one-way traffic, to avoid the one-way street system and deliver as fast as possible, as this is how they make their money. At the local ANC3B October meeting Domino's stated that their delivery drivers are screened and will obey traffic rules. I doubt that the drivers' behavior can be controlled that much given Domino's policy of delivering in less than 30 minutes, which was a cause of a traffic accident and a major lawsuit in 1993. This policy is not listed on Domino's website, but Susan Fulton, the Marketing Director of Domino's Team Washington, mentioned it at the ANC3B meeting in October when asked what is Domino's delivery area radius and delivery timing.
4. Trash and rodent management:
  - In the past 5 years the number of rodents in Glover Park has increased visibly. Another fast-food establishment sharing an existing (non-compliant per zoning) trash enclosure with Chipotle's will likely increase the source of food for rodents. In addition, Domino's Pizza is looking to lease only half of the vacant property, and the empty space next door could become excellent housing for rodents.

In conclusion I do hope the Board will take in consideration the neighborhood's concerns and oppose the Domino's Pizza application.

Sincerely,



Adriana Radulescu  
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