

I strongly urge the Board to respect the 25% cap on restaurants in our Woodley Park neighborhood commercial area and deny the request for an exception.

The cap is an important tool for protecting and maintaining the character of a community. Our neighborhood has supported a variety of successful, non-restaurant businesses -- two dry cleaners, a bank, a wellness clinic, a CVS with pharmacy, a hardware store, a pet shop, a flower shop, a clothing store; a convenience food market, a gift shop, among others. These businesses help make the neighborhood convenient and walkable, and they contribute significantly to sustaining the residential character of our neighborhood. It would be short-sighted indeed to compromise this legacy and to violate the single-neighborhood thrust of our current zoning provisions.

Restaurants' ongoing needs for fresh food and for removal of refuse generate more frequent truck and customer car traffic than do ongoing needs of most other commercial establishments. The alley access from Woodley Road is already a daily choke point as service trucks take turns entering the alley, some needing to back into the alley to carry out their business. Another restaurant would further complicate an already challenging traffic and parking situation in the area.

Finally, making accommodations to help a landlord rent to a preferred tenant is and should be beyond the calling of the zoning Board. The current 25% cap is hardly a new context for the landlord.

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Submitted on 12/11/2014 by:
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