

**Dec. 16, 2018**

**Re: Letter of opposition to BZA application 19887**

I live at 19 Randolph Place NW with my wife and children within 200 feet of the proposed expansion of the Jam Doung restaurant at 1724 North Capitol Street NW. I am opposed to the zoning change for this building for the following reasons:

- The plans do not adequately address increased traffic and parking congestion this restaurant will cause.
- The building is and always has been zoned residential and a prior history of low impact non-conforming commercial use on the ground floor with minimal customers does not compare to a high-traffic restaurant on two floors with substantial outdoor seating.
- The proposed hours of operation until 1am are not compatible in a residential neighborhood with children and elderly people.
- Trash collection will take place multiple times a week from Randolph Place and will be unsightly and noisy and may contribute to rodent infestations.
- A second floor “outdoor terrace” will cause noise concerns for Randolph and S street neighbors and will exceed lot coverage limits with 100 percent of the lot covered in violation of existing zoning regulations.

While it isn't the fault of the owners, many Jam Doung take-out customers already park illegally every day at the corner of Randolph Place NW and North Capitol Street, creating major traffic hazards as people try to turn onto our narrow street. D.C. parking enforcement has made no effort to ticket violators and at least one parking enforcement officer has been photographed parking her government vehicle illegally as well while she gets take-out from Jam Doung.

A new sit-down restaurant also will place more parking demands on our block. The unit block of Randolph Pl NW is already zoned for 2-hour non-residential parking only during day-time hours with parking available without any restriction in the evenings. This is in contrast to the neighboring unit block of R street NW (the next block to the south) which is zoned for Ward 5 residential parking only, which forces more non-residents to park on our block.

Many Jam Doung customers also have tossed their take-out containers and trash onto the sidewalk and street, which looks awful and increases the likelihood of rats. In order for this application to move forward, several measures need to be addressed and included as requirements before approval is issued, including:

- Prohibiting the construction and use of an “outdoor terrace” on the second floor which would exceed lot occupancy limits and cause noise both on Randolph Place and S Street.
- Limiting operational hours to 11pm with any sidewalk seating to 9pm only
- Jam Doung staff be required to pick up trash within 200 feet of their building daily
- Jam Doung staff be required to instruct all customers to not park illegally at the corner of Randolph Place NW and North Capitol Street and to report any violators immediately to D.C. parking enforcement.
- Painting of stripes or a box and a tow-away sign installed by DDOT on both sides of Randolph Place NW at the corner of North Capitol Street to discourage illegal parking.

- A change in residential parking status to Zone 5 residential parking only on the unit block of Randolph Place NW same as the unit block of R street NW.

I like the owners of Jam Doung and I am not opposed to the expansion if these conditions are met. None of the letters in support of the expansion are from neighbors who will be directly impacted by traffic problems and other concerns that will be caused by this expansion. The traffic study by DDOT is cursory and demands another analysis during the lunch hour when illegal parking is at its maximum.

Best,

Brendan L. Smith