

Hello Mr. Kirschenbaum:

Thank you for taking time from your busy day and speaking with me. I truly do appreciate your time.

Pertaining to Jam Doung BZA case 19887 we are seeking use variance for both floors, the ground floor as well as the first floor. Reason being we are not located in a commercial zone.

Historically both floors have been use commercially. There was a certificate of occupancy for a restaurant as well as a certificate of occupancy for a hair dresser. The ground and the first floor have already been configured to be use commercially it would cause an undue hardship on us to change it to residential. Both floors are already designed to be use as a restaurant, from the plumbing to the floor layout. Most of the walls on the ground floor is made of glass absolutely no privacy or security for residential usage. Keeping the fasciitis at 1724 as is and using the space as a restaurant will allow us to fully utilize the purpose of why the property was purchased.

If we're ask to conform this property to residential, it would pose a hardship on us that can't be overcome because we lack the funds, and we would lose our business, our only source of income.

If we receive the variance for this property it will not be an impediment on the community, the community loves us. We already exist in the neighborhood at 1726 North Capitol right next to 1724 North Capitol. The community loves that we bring diversity in both our cuisine and ownership. We have a great deal of signatures on a petition as well as letters of support from our neighbors. We also have a letter of support from North Capitol Main Street. The Bloomingdale Civic Association voted to support us 18 to 0. Our local ANC voted to support us 9 to 0. Our restaurant Jam Doung Style have been apart of the Bloomingdale community for over 18 years. We represent an affordable place for neighbors to walk and get real good tasting food without breaking the bank. We're very convenient that's why people are moving to the city.

As Previously mentioned we have been at 1726 North Capitol for over 18 years. 1724, 1726 and 1728 where all zone as mixed use property meaning commercial and residential. At 1726 we paid two different tax a portion for residential and a portion for commercial. Now they're telling us that it's no longer mix use it's only residential. I don't have a zoning map to show this but my ANC chair Ms. Bertha Holiday can back this up.

I do hope I was able to answer all your questions. Please let me know if you have any further questions.

Thanks
Janet Stedman
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