

Cochran, Patricia (DCOZ)

From: Mike Stone <mikestone2000@gmail.com>
Sent: Wednesday, April 2, 2025 1:49 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: RE: 19887a Proposed Sidewalk Shed for Garbage Storage - Jam Doung Style Restaurant

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Dear Members of the Zoning Board of Appeals:

I am writing to express my formal **opposition** to the application for installation of a sidewalk shed intended for garbage storage by Jam Doung Style Restaurant. After careful consideration of the proposal and its potential impact on our community, I respectfully request that the Board deny this application for the following reasons:

Public Health and Safety Concerns The proposed sidewalk shed for garbage storage presents significant public health risks, including potential attraction of vermin and insects to a public walkway.

Existing Damage and Negligence The restaurant's current carting service routinely drives vehicles onto the sidewalk, causing severe damage that has rendered the sidewalk in need of complete replacement. Despite this clear public safety hazard, the restaurant management has taken no action to address this damage or prevent further deterioration of public infrastructure.

Ongoing Sanitation Issues There is a documented pattern of patrons from Jam Doung Style littering in the surrounding streets, with the restaurant consistently failing to take responsibility for cleaning up these messes. This demonstrates a troubling disregard for neighborhood cleanliness and community standards.

Current Illegal Structure and Health Hazards The existing aluminum sidewalk shed was illegally placed in public space without proper permits or consideration for public safety. This structure has become a significant health hazard, with noticeable odors and grease regularly seeping from it onto public walkways. This grease seepage has created slipping hazards and is attracting an increasing rat population to the area, issues which the restaurant has failed to address despite numerous complaints.

Demonstrated Pattern of Negligence The restaurant's continued inaction regarding these serious issues clearly demonstrates a lack of concern for how their operations impact the surrounding neighborhood. Approving an additional structure would only reward and perpetuate this pattern of negligence.

Board of Zoning Adjustment
District of Columbia
CASE NO. 19887A
EXHIBIT NO. 60

Pedestrian Accessibility The installation would impede pedestrian traffic flow on what is already a busy thoroughfare. This raises concerns regarding compliance DC Municipal Regulations governing sidewalk accessibility.

Aesthetic Impact and Property Values A garbage storage structure on the public sidewalk would negatively impact the aesthetic quality of our neighborhood and potentially affect surrounding property values. This contradicts the city's efforts to maintain attractive, welcoming public spaces.

Demonstrated Pattern of Lies to DC and the Community: The restaurant had told neighbors that outdoor seating would be set up on the sidewalk when it asked for a variance to change the zoning of the building. A garbage shed is not outdoor seating, it's an actual eyesore. The restaurant said that it would make the second floor seating for the restaurant, instead it broke that promise and rented it out to a marijuana dispensary. The marijuana dispensary has signage outside declaring that firearms are on site to deter criminals.

Zoning Precedent Approving this application could establish a troubling precedent for other businesses seeking to use public sidewalks for waste storage rather than developing appropriate on-site solutions.

Alternative Solutions I respectfully suggest that the restaurant be required to develop waste management solutions within their existing property boundaries or to arrange more frequent waste collection services to eliminate the need for extended outdoor storage.

I understand the challenges businesses face regarding waste management, but solutions must not come at the expense of public space, safety, and neighborhood quality. I urge the Board to uphold the zoning regulations designed to protect our community spaces and to consider the restaurant's demonstrated history of neglect when evaluating this application.

Thank you for your consideration of these concerns.

Respectfully submitted,

Mike Stone
200 foot resident.