



CITIZENS ASSOCIATION
of GEORGETOWN

Board of Zoning Adjustment

October 2, 2019

Comments of Citizens Association of Georgetown

Re: Variance Case 20315-3428 O Street NW

Dear Members of the Board,

The Call Your Mother Bagel Restaurant seeks a use variance to operate a prepared food shop in an R-20 (R-3) residential district of Georgetown. While CAG would be highly supportive of this company opening a bagel shop in Georgetown, we do not believe this is an appropriate location. It is in a quiet residential area already served by one food establishment, Saxby's coffee shop, across the street from the subject property. Unlike Saxby's, Call Your Mother will not be focused on serving the immediate neighborhood.

The zoning code (U §254.1) expressly permits corner stores to be used to provide services to the neighborhood by special exception (rather than variance). However, this bagel shop will be seeking and, based on experience, receiving customers for its wares both inside and outside of Georgetown. It is likely to attract customers from the larger surrounding area of DC and Northern Virginia, which will generate large amounts of vehicular and foot traffic in this quiet residential neighborhood.

Moreover, Section 254.1 provides that a corner store should not be located within 500' of another corner store use defined as an eating and drinking establishment. Saxby's is a corner store serves food and drinks and is located across the street from this property and well within 500'.

Accordingly, the application for a use variance should be denied as in conflict with the intent of the zoning code to place express limitations on a corner store in a residential district – that it focus on services to the neighborhood and that it not be located within 500' of an eating and drinking establishment. These limitations are designed to address concerns related to trash, traffic, parking, and other negative impacts of commercial establishments on an R-3 zone. Those are the same concerns that the residents of this street have about this proposed use.

We note that a variance for a non-food neighborhood service use could be appropriate in this location because of the property's history of non-conforming use. However, this application does not fit the variance requirements of the zoning code for the reasons noted above.

Sincerely,

Cheryl Gray

President

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Board of Zoning Adjustment
District of Columbia
CASE NO.20135
EXHIBIT NO.33