

Board of Zoning Adjustment 441 4th Street, NW
Suite 210S
Washington, DC 20001

**Re: BZA Case No. 20135 of 3428 O Street, LLC
Letter in Opposition**

Dear Board Members,

This is not a neighborhood, residential eatery but a commercial and nationally-awarded fast food destination. CYM will result in major, proven tourist foot traffic in a residential neighborhood, less street parking for residents in an area with existing street parking shortages, and increased traffic for families and students in the morning and afternoon at Holy Trinity School, Georgetown Visitation, and Hyde-Addison Elementary School, all only blocks away. With little to no room for seating and a consistent outdoor line, patrons of CYM will cause increased outdoor noise and congregating, block residential sidewalks, and create trash/rat/sanitation problems on a street that already has an established rat issue. CYM will not be able to effectively take on this trash issue, however well-meaning this offer may be. Since there will be little to no seating, patrons will leave the fast food establishment to eat on surrounding streets and sidewalks, causing a rippling effect of trash.

On July 13, CYM's Instagram account acknowledged that its already long lines were even longer due to Eater's Top 16 New Restaurants in America article, so much so that the account stated their employees would walk the outdoor line to hand out water and keep patrons hydrated. This is a tangible illustration of the number of people that would seek out this fast food restaurant in a strictly residential neighborhood and the traffic, parking, noise, delivery trucks, trash, sanitation, public nuisance, and property value concerns that would come along with CYM opening in its proposed location. As a fast food restaurant, there will be no reservations, limited seating, and no system for crowd or line control.

Even tourists and DC residents who visit Georgetown without a plan to get to-go food from CYM will often make their way to CYM when it inevitably appears as the 1st rated choice on websites like Yelp and Trip Advisor. Recent national press for CYM includes the popular website Eater, who named it as one of the "16 Best New Restaurants in America, 2019." CYM was the only DC restaurant named. CYM was also featured in Bon Appetit Magazine's "Our 50 Nominees for America's Best New Restaurant 2019." Again, CYM was the only DC restaurant named. A restaurant of this national recognition is inappropriate in the middle of the residential neighborhood without the infrastructure to handle its needs and complications. CYM would be a welcome addition to the Georgetown dining scene if opened appropriately in one of the many available commercial properties on M Street or Wisconsin. Anyone who has seen the consistent line in the current location can certainly attest to the fact that CYM could not only afford one of the many open and available storefronts, but would financially thrive there.

Sincerely,



Emma Allmond
3413 N Street, NW