

Alice Thompson **ANC 5E05 SMD Commissioner**

**HILLVIEW MARKET, LLC,
2324 North Capitol, NW**

APRIL 23, 2025

SURVEY RESULTS OF COMMUNITY OUTREACH

- The Applicant is requesting Special Exception Relief pursuant to C-204.9 to change the existing nonconforming retail to nonconforming restaurant use.
- The Applicant is also requesting an Area Variance relief pursuant to X-1000.1 from C-204.9(b), which provides that the new nonconforming use must be for residential purposes in the RF zones.

5E09 SMD EMAIL DISTRIBUTION (282)

- NW Constituent Door-To-Door Distribution (148)
 - Unit Block of Adams St NW (35)
 - Unit Block of Bryant St NW (55)
 - Unit Block of Channing St NW (33)
 - 2300 Block of North Capitol St NW (11)
 - 2400 Block of North Capitol St NW (14)
- NE Stronghold Online Survey via Email Responses (111)

5E09 Bloomingdale Constituents – 6 Support /47 Opposition

5E09 Stronghold Constituents -7 Support/40 Opposition

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SMD ANC 5E05 Commissioner

OPPOSITION: To Area Variance C-204.9(b) and Special Exception C-204.9

- Any approval of the application by BZA does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.
- Opposes the Area Variance & Special Zoning Exception requested by the owners of **Hillview Market, LLC** (Dinesh Tandon and Nidhi Tandon) for the opening of a fine dining restaurant at [2324 North Capitol Street, NW](#).
- My position on this matter aligns with and is in support of the residents that live within the 200-foot radius of the subject property. The residents firmly oppose the requested Area Variance & Special Zoning Exception and have expressed the following concerns:
- **Significant impact on parking availability on the unit block of Bryant Street, NW and the surrounding blocks** -These residents have paid for residential parking permits and currently have issues with non-permit holders taking up limited spaces. This issue will be exacerbated by the additional patrons of the proposed restaurant. We feel sure that there will be double parking for pickup orders.

- **Excessive trash and an increase in rodent activity**-The proposed restaurant will be attractive to rodents due to the presence of food and water sources. Clutter inside the restaurant and unsecured garbage and dumpsters will also be attractive.
- **Noise & pollution from outdoor dining and traffic** -The proposed restaurant is expected to have outdoor seating to accommodate 33 customers. Patrons will likely use elevated voices in the outdoor environment to compete with traffic noise.
- **Impact on traffic patterns**-The influx of vehicles entering the surrounding blocks to access the restaurant along with the maneuvering required for parking, will create bottlenecks and delays, especially along North Capitol street which is a major thoroughfare with high volume traffic.

Additionally, the exception should be denied because of the potential precedence it would set for other or future business owners to seek approval to operate similar businesses in the residential zone. Currently, there are other businesses (example, grocery store on Channing Street and North Capitol, NE) that might be motivated to seek a similar conversion if the exception is approved. Having multiple restaurant businesses in this small residential community would exacerbate the issues previously outlined.

Lastly, the Hillview Market, LLC asserts in the exception request that meeting the use requirements of an RF-1 zone will be burdensome and create hardship for the applicant. The applicant should have been aware of the zoning requirements upon purchasing the property. These zoning requirements were established for a reason; to maintain the integrity and safety of the community. Hillview Market, LLC should be required to adhere to them.



Hillview Market, LLC. 2324 North Capitol Street, NW

This alley is 10-feet wide

- This is very unfortunate for the resident who is located on the other side of this alley @ 8 Bryant Street, NW. It allows this resident a very small level of privacy. How would you feel if your sense of well-being has been congested with 33 seated people on the patio where they are drinking, eating, talking and laughing?
- The backyard of 2318 North Capitol St of Evelyn Brown who shares the end of alley with both. That is how she enter and exit her driveway.
- I was asked “Why I voted against this establishment?”
 - (1) I would not want to live next door to a restaurant;
 - (2) I feel that more people should support the resident within the 200-foot radius;
 - (3) I asked several people if they would like to live next door to this restaurant, the answer was NO!

Hillview Market, LLC, 2324 North Capitol Street, NW

Sideview of Hillview Market

- Proposed Brick Patio
- Proposing to use the Building's cellar & 1st floor as a casual fine dining restaurant.
- The public space adjacent to the Building was previously approved for sidewalk café use, with thirty-three (33) seats, when the then-intended use was for a coffee shop/deli.
- The Applicant wishes to have the same space approved for public café use for this proposed restaurant.
- In the past, used as a retail convenience store and as a retail grocery store.

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Hillview Market, LLC. 2324 North Capitol Street, NW

Back view of Hillview Market
has space for two vehicles

This will increase double
parking:

- Where will the dumpster be placed, owners park; staff park; Lyft; Uber; Scooter & delivery drivers picking up food park; personal food pickup, if not walking?





Hillview Market, LLC,
2324 North Capitol
Street, NW

This slide shows how close the restaurant is to 8 Bryant St NW. This is extremely close and disruptive. This resident works from home.

Hillview Market, LLC, 2324 North Capitol Street, NW

- Unit Block of Bryant Street NW
- Very long block.
- Community is zoned Residential Parking Permit (RPP) up to 8:30 pm





Hillview Market, LLC. 2324 North Capitol Street, NW

- Alley of North Capitol Street & Bryant Street NW.
- This alley is 10- feet wide across from 8 Bryant Street, NW.
- It allows this resident very small level of privacy.
- The alley will have parking issues.

Hillview Market, LLC. 2324 North Capitol Street, NW

- Alley of North Capitol Street & Bryant Street NW.
- This alley is 10- feet wide across from 8 Bryant Street, NW.
- It allows this resident very small level of privacy.





Hillview Market, LLC. 2324 North Capitol Street, NW

- This slide shows how homeowners located at 15-17-19 Unit Block of Bryant Street, NW will constantly be over-whelmed by a constant view of chatter, laughter, and loud talking to compete with the traffic.
- This is a huge impact for these residents to endure daily.
- Shows how residents' privacy will be affected or impacted.

Hillview Market, LLC. 2324 North Capitol Street, NW

Signs are on:

- Unit Blocks of Adams, Bryant & Channing Streets, NW
- Speed Hump Ahead
- Two Hour Parking
- Street Sweeping on Monday & Tuesday

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Hillview Market, LLC. 2324 North Capitol Street, NW

- The “Speed Tables” on Bryant St NW due to high speeding.
- High Speed continues on Bryant St NW.
- There are two “Speed Tables” on Bryant St NW.



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Hillview Market, LLC.
2324 North Capitol
Street, NW

Dangerous Corner @ North Capitol & Bryant St NW

- Restaurant activity will exacerbate the pedestrian & traffic safety.
- History of high traffic and excessive speeding
- Constant complaints of red light running which is why residents have repeatedly requested a “red light cameras.”

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