

## **Testimony of Evelyn Brown on BZA case 21151, “Hillview Market”**

My name is Evelyn Brown. I reside at 2318 North Capitol Street, NW, Washington, D. C. 20002, which was my childhood home. My residence is the third (3rd) house to the South from the applicant’s corner property located at 2324 North Capitol Street, N. W. Washington, D. C. 20002.

**Resident** – 1959 Home purchased by my father and I subsequently purchased home from his Estate. My family has lived in the neighborhood for 65 + years and counting.

**Distance:** I am a 200-footer, my home is approximately 60 feet from the property at 2324 N. Capitol St., N. W.

**Contact:** I have not had any one-on-one contact with the applicant

**Outreach:** I Knocked on neighbors’ doors, face to face contact with neighbors, distributed copies of the applicant’s request/concerns discussed and identified issues that are included in my protest. I knocked on doors in 2300 & 2400 blocks of N. Capitol St., N. W., Unit Block of Adams St., N.W & Channing St., NW and spoke to few houses on 2300 block of 1st St. N.W. And few folks in 2400 block of N. Capitol St., N.E. I distributed copies of the Notice from BZA sent to 200 footers, Applicants Request and talked face to folks. This is how I became acquainted with neighbors who have Advance Party Status and some of the witnesses and non-witnesses. (create table). For those in favor, it will be nice to have a place to frequent in neighborhood, not addressing zoning variance issues.

The owner of the subject property (the applicant) has not contacted me directly about this proposal. I am also unaware of his contact with any of my neighbors in the 2300 and 2400 blocks of North Capitol Street, NW. I received notification of the applicant’s request seeking area variance from non-conforming use requirements for the property in 2024 and subsequently the additional request for change in use in 2025.

I do not see the benefit for the community or business purpose of converting the property to a restaurant with outside dining, pick-up and delivery in this residential area. I do not deem it appropriate for the health and present character of the neighborhood.

The applicant states that the proposed use shall not create any deleterious external effects, including, but not limited to, noise, traffic, parking, and loading considerations, illumination, vibration, odor, and design and siting effects I contend that the Certification contains untruths and the certification that he is relying on to seek approval is based on untruths and half-truths. And I have detailed my reasons below in order of importance to me.

The applicant’s response completely neglects to recognize and address the adverse issues and concerns raised and communicated to him by me and residents in the community. The applicant

is requesting accommodation for his business and customers which would come at the expense of the me and the other residents of the surrounding neighborhood,

- personal safety of his restaurant's neighbors will be compromised by the constant observation by his customers and his service providers who will have clear view of the properties, entry and exit of the residents within two hundred feet of the property,
- exhaust from the restaurant's kitchen will subject the houses in close proximity to constant cooking smells overlaying the residents' own cooking,
- lack of a loading & unloading zone for delivery of supplies and materials. Loading and unloading zones would be competing with the already limited parking available to residents.
- increased volume of food and garbage will require much more frequent pick-up schedules, taxing city resources and alley use. Odors from commercial cooking in what would become a congested area, can potentially create situations of possible grease fires too. These are established houses that are more than 100 years old, and they do not have sophisticated exhaust systems that will be in close proximity to commercial cooking. Cooking odors, spices and pungent smells will seep into houses within the 200-foot range.
- increased vehicle traffic and congestion will have an impact on pedestrian safety. It defies logic to reference that there will not be increased traffic flow in an area that is currently RF-1 residential. This is one of the reasons I say there are half-truths.
- Restaurant will place a significant strain on the already limited available parking,
- And finally, that higher levels of background noise from outdoor diners and music, traffic from N. Capitol Street thoroughfare, pick-up and delivery vehicles and their exhausts, including scooters, Lyft and UBER drivers competing for temporary parking from the restaurant for extended hours in the days and nights will intrude on the peace and quiet of the lives and quality of life of the residents of the nearby houses.

I would never object to a business owner seeking a reasonable profit, but not at the expense of the neighborhood's charm and ambiance. As mentioned, I am a long-time resident of this block, with a background in business administration. The original corner store in its various iterations over the years complemented the neighborhood and provided a true service to the community. It was a tolerable nuisance and did not intrude on the lives of the residents. I cannot say the

same about the applicant's stated plans, and lack of consideration and understanding of the existing community.

**Closing Remarks:** I thank you for the opportunity to testify and give testimony on the Applicants Request, BZA 21151. I do not support the applicants request and sincerely hope that the application is denied.