

To: Board of Zoning Adjustment
RE: Case 21151: 2324 North Capitol St NW

Dear Members of the BZA,

As property owners and residents within 200 feet of the property at 2324 North Capitol St NW, we are writing to **express our enthusiastic support** of the application for zoning relief.

In particular, the efforts of the applicants to engage with, listen to, and address the community's concerns surrounding their business and their BZA application has given us confidence in their ability to mitigate any potential negative impacts of the business. Their history of running a business in another residential neighborhood (3rd and K NE) also gives us confidence.

A restaurant in this area would be a beneficial amenity to neighbors like us and to new neighbors who will be moving to the 500+ housing units planned for the Reservoir District two blocks north. Like other restaurants in Bloomingdale, the proposed restaurant will likely serve those who walk to the business. Even so, street parking on our block of Adams St NW is not over-subscribed, and the vast majority of neighbors use private alley-accessible parking spots to the rear of their homes.

The conversion of this building to a non-commercial use also seems unlikely, given the current configuration of the building and the fact that it has been used as a business for many decades.

We request that the BZA grant the applicants the special exception and variance they request, and we look forward to patronizing this valuable new locally-owned business as soon as possible.

Matthew Dickens and Sara Goldband
17 Adams St NW