

My wife, Janice, and I own 19 Bryant Street NW, approximately 75 feet from the site of the Hillview Market. My wife and I have advanced party status, and have the documents for available upon request.

We purchased our home in 2012, and have lived here ever since. Through 2020, Sunbeam Market (aka Hillview) was in operation and was part of the neighborhood living experience. There is a proposal to change the use of the building from a corner store to a restaurant with an onsite kitchen, bar, and outside seating. This SHALL cause adverse effects to the immediate unit blocks of Adams, Bryant, and Channing.

Living in a neighborhood in a city has noise, traffic, parking, and a number of other things. We knew that when we purchased the property. It was generally quiet, clean, residential, and relatively crime free. It stayed that way with the corner store (Sunbeam) in operation and continues to this day. If Hillview opens as a market as originally presented, I welcome the return of that business and have no concerns about the impact to our neighborhood, as there had been a store then since the late fifties. However, if the space is reconfigured as a restaurant with a kitchen and on site dining, the external effects WILL negatively impact the neighborhood, thereby failing to meet the standard required for zoning variance approval.

When I moved to the city (San Diego, Los Angeles, San Francisco, now DC) from the country, I accepted things like traffic noise, rats, traffic, and crime. City living, they call it. Now, in my current home, I call it living in a neighborhood in the city. Among our neighbors, we have done things to mitigate the effects of those things. High Tea WhatsApp for information sharing, increased numbers of video cameras, simply talking to each other, participating in community policing (Hat Tip Kevin Rapp for the end result that the police officers now take "ownership" of this neighborhood), speed tables, etc. So, a few specific concerns:

Noise –

Bryant Street is perpendicular to North Capitol - I hear traffic, yes, but the traffic is not on Bryant Street, and it is tolerable and part of living in a neighborhood in the city. Will the addition of a restaurant next door make the traffic noise go down? Or up? Of course, traffic will be louder than it is now, and directly in front of my house as there will be more vehicles coming to a restaurant. But add to that, daily trash collection noise, patron noise, delivery trucks and other noise associated with running a restaurant. Noise WILL increase and change the tone of the neighborhood.

Vermin –

Rats are a thing I've dealt with all my life (farm, harbors / ports). When they get to be a nuisance, I kill trap them. I trap them for a week or two, and then my neighbors and I see so few rats that it is tolerable for five or six weeks- 2408 - 2420 North Cap, 15-27 Bryant, and 14-20 Channing. Yes rats exist, and I know how to control them to the point that they don't bother my back yard. Yes, rats exist - and its part of living in a neighborhood in the city. Will the rat population go down, or go up with a restaurant? Of course it will go up. The black traps set out by the city do

not keep up with the rats - I do. I don't like it, but I kill trap them, as do others. As did the previous operator of the store. Hat tip Michael Mendelson for sourcing bulk traps.

Refuse –

Trash and recycling are also part of living in a neighborhood in the city, and we know that on Wednesday, we will hear the trucks come early in the morning. (extra rat traps out on Tuesday) . With the addition of a restaurant, will that noise and traffic stay the same, go up, or go down? Of course it will go up, as opposed to when there was a corner store (its dumpster was collected once a week, and was mostly cardboard).

Parking –

well, that's an issue. And it will get worse when the street cleaning resumes on March 1st. Will parking be better, stay the same, or be worse with the addition of a restaurant across the street from my house? This is a big concern as several of my neighbors have physical problems and enjoy parking within a few houses of their own. I foresee at least three dedicated handicapped parking spots will be requested if our neighbors cannot park in front or near their house.

Level of traffic –

There is a long wait for a short light at Bryant and North Capitol. The residents of the neighborhood know this. Traffic sometimes will “back up” to mid block. By whatever means one would come to a sit down restaurant, my assumption is that several will come by uber or lyft. There is no drop off spot, and not enough room for two cars side by side – so, lift drop offs will cause traffic problems. And, while mopeds are in the neighborhood occasionally, door dash type vehicle traffic will increase, and there is no way to effectively prevent a business from using them.

There are a few subjects I would like to highlight –

SunBeam Market – I miss the store, and the proprietors –

The previous operators of the Sunbeam market were great. They not only knew my name, they knew my dog's name, and had treats (and, he asked my permission first to give my dog that treat). The previous operators of the store picked up trash and swept the sidewalks daily. Graffiti was rare, as people in the neighborhood considered the proprietors to be... neighbors. Friends. So, graffiti was covered up within hours of discovery. The building was clean, the store was clean, and was frequented by those in the neighborhood. The store was well stocked - who would think a corner store would have coconut milk? White Vinegar? Charcoal? While they sold beer and wine, they also knew their neighborhood and stocked to meet the neighborhood's needs. Dinesh's attorney once stated in a hearing that 'no one would want a vacant, dilapidated building in their neighborhood'. That is a false narrative, and I did not have the opportunity to present pictures of the building, neat, tidy, clean, from the numerous marathons that have included Sunbeam as part of the route. (The vacant, “dilapidated” building was done on Dinesh' watch).

## Business Decisions -

I have done a number of things in my life - agriculture, builder, business owner - and, have passed on otherwise perfect properties for businesses as the zoning did not allow for my intended activities. I searched for, found, and purchased property that met my needs and were in keeping with the character of both the business and the community.

On the other hand, Dinesh is asking for relief because the property that he bought with RF1 zoning does not meet his intended goal when purchasing, which is to open a full service restaurant with a kitchen and bar.

The initial presentation was that the store would become more upscale, yet still be a corner store. Work continues at the site as if the zoning has already been approved. Presenting a completed restaurant as a fait accompli and then demanding that the zoning be approved because, well, the restaurant is done, seems to be the path that is being followed, and is wrong.

I would never have purchased a property, and then expected a community of hundreds to fundamentally change their neighborhood and their lives to accommodate a single person's desires. But that is precisely what Dinesh is attempting to do. A good neighbor is not deceitful nor underhanded.

We are not anti-business. We support businesses that are appropriate for the location and environment. I have owned and operated a few myself, and have one out of state that I am starting (which met my needs and the community needs, and zoning). The operators of the Sunbeam market were neighbors, knew the neighbors, and met the neighborhood's needs, while at the same time offering sales of things to the general public in order to be commercially viable - it had been in existence since the late 50's after all. If Dinesh would like to replicate that - get to know the neighbors, and provide goods and services within the current zoning of a corner store, I would welcome that. I do not see how the addition of a restaurant will benefit the neighborhood - it will only benefit Dinesh if the zoning change request to allow a restaurant is approved.

## Our Neighborhood -

We purchased our home in 2012, and have lived here ever since then. When we moved in, we hosted a neighborhood open house, Jan 20th, 2012. We followed that up by going door to door, introducing ourselves and developing (now more than a decade long) relationships with our neighbors. As neighbors, we have helped search for lost cats and dogs, we co developed a neighborhood WhatsApp group called the High Tea for neighborhood communications, we have hosted outdoor movie nights - in short, we know our neighbors and they know us. We help each other, we talk to each other when we meet on walks. The unit blocks of Adams, Bryant, and Channing have homes that are beautiful, well kept, and are part of a neighborhood, and those that live within those houses - our neighbors.

## Dinesh -

I've only met the man once. I have no feelings of animosity toward him – I look at his actions with an objective lens. He has not earned my trust, nor has he demonstrated by actions that he

truly wants to become one with the community. My final conclusion is that Dinesh is considering only himself and his business, and not of those around his proposed restaurant. Not a personal attack, only a conclusion based on one meeting, the testimony he has provided, and the actions he has taken.

### **A Neighborhood Walk**

**A walk along the unit blocks of Adams, Bryant, and Channing would give you a sense and feel of the neighborhood as it is now. Neighbors. Homes. Not a restaurant, not a visibly commercial business, among them. Homes. Neighbors.**

Now imagine trash trucks, mopeds, door dash, ubers, people trying to park on a narrow, already occupied street, to name but a few. In the end, Dinesh will have to prove beyond the shadow of a doubt that he can prevent all of the adverse effects that his restaurant will bring to our neighborhood.

**Please do not irreparably damage our neighborhood by approving the zoning changes Dinesh has requested.**

Richard and Janice Smith

Advanced Party Status

703-282-1815

Rsmith2905@yahoo.com