

Written statement with Reasons to Grant Party Status to Malini Tolat

Party Witness Information

1. No witnesses will testify on party's behalf.
2. No summary is needed.
3. No witness expertise is needed.
4. I request 20 minutes to read my testimony and answer questions.

Party Status Criteria

1. 15 Bryant St NW: I write to request party status to testify because my property and I will be significantly affected by the action requested of the BZA in Case 21151 for 2324 North Capitol St NW (corner of Bryant St. NW). The relief and variance requests are to change from the nonconforming use as a corner store that operates until 9 pm with no full liquor license and no on-site kitchen to cook food to a new nonconforming use as a full service restaurant with seating for close to or more than 80 people, an onsite kitchen, and a liquor license application to stay open until 2 am on weekdays and 3 am on weekends. This change will introduce deleterious external effects and impacts, including, but not limited to, cooking aroma's, increased trash and food waste with the potential to attract rodents, noise, traffic, parking and loading considerations, illumination, vibration, odor, and design and siting effects.
2. My name is Malini Tolat and my husband, Sujit and I own, live, and work at 15 Bryant St NW Just diagonally across from 2324 North Capitol (at Bryant St NW), the new owner of which, who seeks proposed zoning relief and special exception for non-conforming use and area variance for the non conforming use requirements.
3. I live directly across the street from the location and the distance from my property is probably less than hundred or even 50 feet. I will be uniquely affected by the change in designation for 2324 North Capitol NW.
4. The adverse external effects and impacts include noise pollution, lack of privacy, traffic congestion, parking and loading considerations, vibration, odors, and air pollution.
 - a. Noise – The proposed changes would create adverse external affects because the ambient noise level of the unit block of Bryant will be irrevocably changed by several factors, including,
 - i. noise from music and patrons voices dining outside – which will directly affect my ability to live peacefully in my residence which is just across the street. I will be subject to this constantly whether in my front yard, sitting on my stoop or in my street facing study/bedroom (s).

ii. noise from the honking of drivers all the way down the block because they are stuck behind vehicles that double park when transporting patrons and picking up food deliveries,

iii. noise from restaurant delivery trucks

iv. noise from food delivery vehicles, especially two-stroke motorcycles with drivers that tend to ignore traffic rules and drive the wrong way down the one way street.

v. noise from daily garbage truck visits that are appropriate for a commercial district, not a quiet residential street.

b. Privacy: personally for me I will completely lose the ability to enjoy spending time in my front yard or sitting on my stoop. All through summer evenings especially, I will be looking directly at restaurant patrons if I want to spend time outside and they will be able to look at me. This is not the same as patrons going in and out of a store but 30 or so people sitting on the sidewalk diagonally across from my house.

b. Odors and Rats – The proposed changes would create adverse external affects because of the addition of a kitchen because:

i. The onsite kitchen will generate food waste which will attract rats,

ii. Cooking in the new kitchen will subject residents to constant smells of food preparation because of the kitchen exhaust system – in fact one resident who testified at the Bloomingdale Civic Association meeting on 6/17 said he lives near their existing restaurant, “Indigo” said he smells the Indian spices at 6 in the morning!

c. Parking and Loading – The proposed changes would create adverse external affects due to

i. There is no parking plan - The current and proposed use includes only two parking spots and is located more than a mile from any Metro station. We can expect to see plenty of uber drop off's, food pick up vehicles for delivery orders etc.

iv. Loading - There is no loading area for trucks and for shared transport like Lyft and there is only one lane of traffic on this residential street which will cause a back up and honking from impatient people stuck behind the double-parked vehicles.

v. Vibration – The daily commercial garbage trucks and delivery trucks will cause vibrations as they thump their way over two speed humps on Bryant St.

6. These issues will affect me more than people who live on other blocks of the Bloomingdale and Stronghold neighborhoods because I am directly across the road from the premises and will face the impacts of all the potential negative effects documented above at very close range.