

Curtis and Stanya Minter
2403 N. Capitol Street NE
Washington, DC 20002

July 06th, 2024

RE: Hillview BZA Number 21151

To Whom it May Concern,

We are writing in opposition to the proposed special exception and area variance from non-conforming use requirements of the property. We are homeowners who lives across the street on the Northeast side of the property in question. We share the same traffic intersection at North Capitol and Bryant Street.

These are the reasons we are in opposition to the proposed exception:

1. We are **concerned with the flow of traffic** that is impacted during weekdays and weekends. It will be more impacted since the development at McMillian Park a couple of blocks down the street. We are extremely concerned that having a restaurant and bar located there will only exacerbate the problem.
2. We have **experienced and invasion of Norway rats** in our neighborhood over the passed couple of years, having previously enjoyed a fairly rat free existence before that and we fear that the presence of the restaurant and bar will only worsen the problem that we are fighting to manage. We have witnessed burrows in our backyard made by the Norway rats and had to call the 311 DC Call Center to have the pest control to exterminate the area.
3. We are **concerned with the parking situation**. Unfortunately, we do not have rear parking and we rely on parking on Bryant and N. Capitol Street. Parking is limited and we don't know how the parking on the streets will be impacted by the McMillian Park development once the project is completed. Let alone the restaurant and bar.
4. We are **concerned about the noise disturbances from the music** and restaurant patrons who will be sitting in the outdoor spaced planned. We would prefer to keep the noise level and traffic at a minimum.

We appreciate your kind consideration of our concerns in this matter.

Should you have any questions, please feel free to contact us at: 202-560-9066.

Many Thanks,

Curtis and Stanya Minter