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Stronghold neighborhood resident and Stronghold Civic Association member

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SUBJECT: Letter in opposition to BZA case #21151, to permit restaurant use of 2324 North Capitol St. NW

I am a resident of the Stronghold neighborhood for the past 36 years. Stronghold begins directly across North Capitol Street from the Hillview Market location on the Northeast side of North Capitol Street and is zoned R-3-residential, including the one convenience store, the Channing Street Market. The North Bloomingdale neighborhood residents on the northwest side of North Capitol St., near the Hillview Market are also in zoned residential properties. According to zoning information included in the Applicant's Statement- BZA case #21151, page 4, *"The RF zones are intended to: (a) Recognize and reinforce the importance of neighborhood character, walkable neighborhoods, housing affordability, aging in place, preservation of housing stock, improvements to the overall environment, and low- and moderate-density housing to the overall housing mix and health of the city; (b) Allow for limited compatible non-residential uses."*

I enjoy the fact that the communities on either side of North Capitol Street (North Bloomingdale and Stronghold) have upheld these residential zoning requirements and contain a majority of residential properties. These home/family focused neighborhoods have also **coexisted** successfully with small "Mom & Pop" convenience stores over the decades. Examples include the store at Channing St., NE as well as the store that was the long-time operation at Bryant Street, NW prior to Hillview Market's purchase of the property. Therefore, I oppose the Applicant's request for special exception relief pursuant to C-204.9 to change the existing nonconforming retail use to nonconforming restaurant use.

I believe that Hillview Market's intent to change the zoning requirements to allow Hillview to expand operations and hours beyond what has effectively worked for the majority of residents on both sides of North Capitol Street is **not in the best interest of the residents**. While the Applicant's Statement claims that there would not be any adverse or deleterious effects on noise, traffic, parking, etc. (page 4, item f), I believe that this change would cause adverse effects. For example, it has the potential to create problems for individual residents that live in close proximity to Hillview and the surrounding communities due to the proposed longer hours of operation beyond what family households are accustomed to, especially households with small children and growing families of all ages that benefit more from quiet environments. Later hours of operation could mean more people, parking demands and noise at the location beyond the norm for some residential households. In addition, the area rodent population continues to be a challenge since more development has been taking place in the neighborhood. I believe that a restaurant with food dumpsters and other ways that trash can be mishandled would present more problems.

Commercial properties belong in designated commercial areas where there are complementary values to each business in the same way that residential areas benefit the people that live there. Zoning laws help to make these distinctions clear.