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Washington, DC 20002
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Board of Zoning Adjustment
Government of the District of Columbia
441 4th Street, NW
Suite 200/210-S
Washington, DC 20001

SUBJECT: Opposition to Application No, 20996 of 106 13th Street, LLC

We are 40-year residents of 1329 East Capitol Street SE, about one half block from the Applicant's property. We continue to strongly oppose the Applicant's request to more than double the previously approved seating capacity of the dining establishment by expanding seating to the second floor. The current application is not specific on the number of current or proposed seats, but the long-standing capacity limit in prior uses was 50 seats and the initial request by the same Applicant in 2021 was for 130 seats over all floors. We maintain that the proposed expansion is inappropriate in a densely populated neighborhood where many residents depend on often scarce evening street parking and are concerned about rising street crime. The Applicant offers no evidence of impacts on neighborhood parking or safety conditions. We are highly skeptical of the simple assertions that the expansion will not "create any additional traffic."

Our specific concerns with the proposal:

1. Questionable applicant statements on parking impacts. The application does not indicate that any meaningful study has been done of the parking impacts of the proposed increase in seating capacity. The proposal simply asserts that the large increase in capacity (apparently from about 50 to 130) will not create any additional traffic. In the original application the Applicant asserted, also without evidence, that seats would be filled by "residents within walking distance." We find this assertion to be as questionable today as it was when the 130-seat capacity was denied previously. At a minimum the applicant should be required to have a reputable firm conduct an objective study, including residents and the police, of the impact of the proposed expansion on neighborhood parking and safety conditions.
2. Neighborhood parking conditions are already made difficult by significant competition for street parking in and around the 1300 block of East Capitol Street SE. In addition to the two smaller apartment buildings just north of the applicant's property on 13th St SE noted by the Applicant, there is a 6-story multiunit apartment building at 1341 East Capitol Street SE. Residents of all these multiunit buildings rely entirely on street

parking. Additionally, the Holy Comforter St. Cyprian Roman Catholic Church located at 1357 East Capitol Street SE holds a busy schedule of evening Masses and other activities for its parishioners throughout the week. Church parishioners also rely entirely on street parking. An objective assessment of neighborhood parking impacts must also take account of these issues. It is not uncommon for East Capitol St SE residents to have to hunt several blocks away when trying to park after about 6pm.

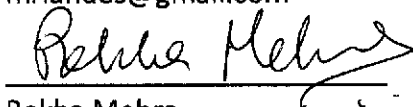
3. Many East Capitol St SE homeowners do not have a feasible option for off-street parking. Location and lot size constraints prevent many neighborhood homeowners from creating off-street parking on their property. Even when lot sizes appear adequate, zoning restrictions and high costs can restrict construction of secure parking spaces or garages.

4. Increased competition for evening and night-time parking poses safety risks for neighborhood residents. The additional competition for evening and night-time parking arising from the proposed large increase in seating capacity is likely to require more residents to park at a greater distance from their homes, particularly in the evening. While at one point it seemed that the neighborhood had become safer, now it seems to have become noticeably less safe, particularly after dark and for elderly residents. The current application does not address any safety concerns. We feel that objective study, involving residents and police, of neighborhood safety implications is necessary before approval is considered.

Thank you for your consideration of these concerns.



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