

## Cochran, Patricia (DCOZ)

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**From:** Kristofer Dodge <kristoferdodge@gmail.com>  
**Sent:** Wednesday, February 27, 2019 12:31 PM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** Comments in opposition to case #19887

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Hello,

Thank you for taking the time to register my comments in regards to the above-referenced case number for the Jam Doung restaurant at the corner of Randolph Pl and N. Capitol NW. I am a neighbor living directly across the street and have strong concerns for the proposed expansion of the business operations of Jam Doung. My main concerns are listed below:

- 1: Noise (particularly for outdoor spaces in front and on roof deck)
- 2: Lighted sign
- 3: Trash pickup
- 4: Increased traffic
- 5: Hours of operation

It is my understanding that there has been very little done to reach out to the immediate neighbors of the proposed business expansion. I did receive a letter from your office explaining the proposed expansion and had registered a complaint at that time. We never received a response to this complaint and it seems that my concerns have not been addressed. In addition, several of our neighbors on Randolph Pl. answered and submitted a survey to your office addressing numerous concerns. It seems these were not addressed. There have been a couple of meetings with the owners of Jam Doung, but the most recent was hosted on Presidents Day weekend when I was traveling. I understand many of the concerned neighbors were also unable to attend the meeting and that only 2 of the neighbors were able to attend.

With regards to my concerns:

1. Noise, Randolph Pl. is a residential street and we enjoy relative quiet on our block. When the weather is nice I sleep with my windows open and am never disturbed by street noise. As mentioned, I live directly across the street from this proposed business location. I want to be assured their new business will not alter the relative quiet my family enjoys in our home. Business owners have not made any effort to ease my concerns.
2. As mentioned, my bedroom at 12 Randolph Pl. is direct across the street. I do not want any sort of lighted sign present on Randolph Pl.
3. I am concerned about trash pickup. Where will this occur and at what frequency? Will this be in the alley between Randolph Pl and S St or on the sidewalk of Randolph Pl (again right outside my bedroom). I am concerned about the sanitation of this issue, rodent abatement, smell and excess noise. The owners have not addressed these concerns to my satisfaction.
4. Traffic is a huge problem already and much of this problem is from their existing carry-out business. The business owners have done nothing to help solve these problems and I do not feel they will do so if/when they

expand to the larger property. Owners of Jam Doung should satisfy the neighbors that they will work together to address traffic issues with DCDOT.

5. Hours of operation are a huge concern of mine. As mentioned several neighbors completed and submitted a survey to your office. In this survey, I illustrated this as my main concern. Sunday-Thursday I would not want this business to remain open later than 9pm and no later than 11pm on Friday and Saturday. The business that operated in this space in the past was a beauty shop that was closed much earlier than these hours. They never operated in any outdoor spaces and therefore were not a concern to the neighbors.

If Jam Doung is interested to operate a completely different business on this corner they must engage in a participatory dialogue with the neighborhood. The two meetings where the majority of neighbors were unable to attend do not satisfy this requirement. I urge you to delay any permits for their expansion until Jam Doung can address these above concerns.

Best Regards,

Kristofer Dodge  
12 Randolph Pl. NW  
Washington DC. 20001  
248-791-8253  
[kristoferdodge@gmail.com](mailto:kristoferdodge@gmail.com)