

## Cochran, Patricia (DCOZ)

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**From:** Williams, Ben <BLWilliams@kilpatricktownsend.com>  
**Sent:** Tuesday, December 18, 2018 9:03 AM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** BZA application no. 19887; Letter of opposition

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My name is Ben Williams and I am the owner of the property located at 13 Randolph PI NW, which is within 200 feet of the subject development at 1724 North Capitol Street NW. I have lived at this address for three years.

While I am generally in favor of supporting local small businesses and authentic cuisine, I oppose this application for the following reasons:

- Any plan for development and expansion of the Jam Dong should take into account a revised traffic and parking enforcement plan. The intersection of North Capitol and 13 Randolph PI NW is constantly blocked due to customers of Jam Dong illegally parking or idling while they order takeout or eat food in their vehicles. There is virtually no parking enforcement at this location. I would be in favor of making parking on 13 Randolph PL NW for Zone 5 residents only, similar to R Street NW, and making Randolph an east-bound one way street to alleviate parking/traffic issues at the intersection.
- The development and operation plan for the Jam Dong expansion needs to include a robust program for handling trash and debris. Every weekend I clean up trash in front of my house that largely consists of containers, cups, utensils, and leftover food from Jam Dong. This is not only a nuisance, but a health hazard and an increase to the already problematic rodent infestation. I am concerned that regular trash cleanup will not be attended to and that trash service not be routed through the congested ally.
- I am concerned about outdoor seating at the second floor and operational hours extending past midnight. Outdoor late-night diners will increase noise levels and causes disruption at both the street level and the back ally. This will become more of a concern if Jam Dong intends to apply for a liquor license.
- In the interim, the construction debris has not been adequately maintained. Rolloff containers need to be regularly serviced and maintained so that debris and trash do not pile up outside the construction zone and get swept down the street.

Sincerely,

Ben Williams

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Board of Zoning Adjustment  
District of Columbia  
CASE NO.19887  
EXHIBIT NO.40