

Case 19887

1724 N Capitol Street

12/18/2018

Dear Board of Zoning:

In addition to my letter dated 12/10 I wanted to add the following comments about case 19887, having now reviewed all the submitted materials:

- Unlike other buildings with commercial use, 1724 N Capitol St NW does not primarily front on to N Capitol, it fronts on to Randolph Place NW, a residential block – outdoor seating, either on the ground floor or the proposed “second floor terrace” would be situated entirely on Randolph Pl NW causing noise and disruption to neighbors.
- The ANC report claims “strong community support” but did not ask the residents in close proximity to the location about their views. If they had, they would have discovered that – apparently without exception – immediately impacted neighbors on Randolph Pl NW have concerns about this development. Residents have complained of regularly picking chicken bones out of their yards, being yelled at by customers who are blocking traffic, of rats and trash blowing down the street.
- The OP report states that the applicant has claimed that the building was previously configured for restaurant use. This is not true. The building has been under construction for months under initially a demo permit with considerable work undertaken and considerable construction debris left on our block. It is not and never has been used as a restaurant and the second floor has no apparent history of commercial use.
- This building has been occupied by McCoy Sisters salon for many years, which has been open only sporadically for the past decade or more. This is not comparable to a high-traffic restaurant on two floors and this non-conforming use should not set a precedent.
- The applicant is proposing hours of operation until 1am every day except Sunday. This is not appropriate for a residential block and will likely cause noise and disruption to residents.

I would encourage the zoning board to tour the location at lunchtime or during rush hour to see first hand the trash and traffic chaos at this location and also to view the current condition of the building. If this variance is permitted it should only be with strict conditions governing parking, trash, operational hours, trash pick up and outdoor seating and should limit all commercial activity to the ground floor.

Thank you for your consideration.

Sophie Bethune 19 Randolph Pl NW