

MEMORANDUM

DATE: January 27, 2019
TO: DC Office of Planning and DC Board of Zoning Adjustment
FROM: Janet Stedman, Co-Owner, Jam Doung
Bertha G. Holliday, ANC 5E07 Commissioner
RE: **Case # 19887 (Request for Variance in Use)**
SUBJ: Request to re-open the record, and Owner/Neighbors Agreement of Stipulations in response to concerns of the Unit Block of Randolph Place NW Neighbors

We are requesting that the record for BZA Case # 19887 be re-opened for inclusion of this letter and its attachments ('AGREEMENT' and public notice of owners'/neighbors' meeting). We believe this information is highly germane to BZA's request for additional information on Owners' "continued coordination with OP and neighbors" (BZA Memo dated 12/20/2018). Discussions related to the Agreement's terms were mediated by the ANC5E designated representative for this matter -- i.e., the ANC5E07 Commissioner. Consequently, we trust that 'great weight' will be given to both this request for re-opening the record and the attached proposed stipulations of agreement between owners and neighbors.

Thank you for your consideration.

MENMORANDUM

DATE: January 27, 2019

TO: DC Office of Planning
DC Board of Zoning Adjustment
(via IZIS)

RE: Case # 19887, Jam Doung Restaurant, 1724 North Capitol Street, NW
Request for Variance in Use

SUBJ: Proposed Agreement of Stipulations between Neighbors and Owners

FROM: Janet Stedman, Co-Owner, Jam Doung Restaurant
Bertha G. Holliday, ANC5E07 Commissioner

On Saturday January 19, 2019, the owners of Jam Doung Restaurant met for nearly 4 hours with Bloomingdale residents living within 200 feet of the proposed location. This meeting focused on addressing concerns about the impact of the take-out restaurant's planned move to a next-door building and conversion of Jam Doung's operations to a sit-down restaurant. The discussion was publicly announced and facilitated by ANC 5E Commissioner Bertha Holliday.

At the meeting, Jam Doung owners and neighbors agreed to the following stipulations, if a variance is granted. These stipulations will be submitted to the Office of Planning and Board of Zoning Adjustment (via IZIS) for review prior to the upcoming 1/30/19 BZA decision hearing on Jam Doung's application for a variance in use. However, after this meeting, the Office of Planning released its follow-up report on case #19887. Despite OP's failure to consult with Jam Doung owners regarding OP's proposed stipulations, some of the neighbors viewed OP's stipulations as having greater authority, while being supportive of some of their concerns. Consequently, no neighbor could be identified who was willing to sign the Agreement that had been crafted at the January 19 meeting. We request that the following stipulations (which were jointly approved by owners and neighbors) be considered for incorporation into any decision BZA may make regarding Jam Doung's application.

Noise

-Jam Doung will not have live, recorded or amplified music in, on, or above any outdoor space on the property.

-Jam Doung will install sound insulated walls on second floor patio for walls facing residents in order to abate noise, if the roof-top deck is permitted.

-Jam Doung will install and maintain planters, plantings and/or shrubberies for the purpose of abating noise emanating from the proposed sidewalk cafe, if a sidewalk cafe is approved.

Hours

- Allowable hours of operation: Indoor -- kitchen will close by 10 PM, restaurant closes at midnight or earlier.

- All proposed outdoor seating areas close at 9 PM or earlier.

Parking

- Jam Doung will take all necessary steps to request DDOT install bollards or apply street markings to abate illegal parking on the north side of Randolph Place NW at the North Capitol Street NW

-Jam Doung in collaboration with the Unit Block of Randolph Place NW Neighbors will take all necessary steps to request DDOT convert one side of Randolph PI NW to Resident Permitted Parking only until midnight.

-Jam Doung in collaboration with the Unit Block of Randolph Place NW Neighbors will take all necessary steps to ensure delivery vehicles to Jam Doung do not impede traffic flow on Randolph Pl., including requesting that DDOT identify a Loading Zone with limited hours.

-Jam Doung in collaboration with the Unit Block of Randolph Place NW Neighbors will take all necessary steps to request DDOT install a bike rack near the restaurant.

-Jam Doung will support traffic and parking remediation initiatives supported by 50% or more of the Unit Block of Randolph Place NW residents.

-Jam Doung in collaboration with Unit Block of Randolph Place NW Neighbors will request DDOT to designate a "drop off" location for taxis and ride shares

Trash

-Jam Doung will retain a private contractor(s) to remove trash, garbage, and grease at least twice (2) per week.

-Jam Doung will retain a private contractor to remove trash for recycling at least once (1) per week.

- All refuse contractors will not block traffic or impede traffic flow on the Unit block of Randolph Place NW when removing, trash, garbage, grease, and recyclables.

-If permission is granted to have a dumpster placed on Randolph PI NW, a screen, fence or barrier will be installed to minimize visual impact and rodent access.

-Jam Doung will evaluate the use of a refuse compacting machine and the availability of DC grants for purchase of such a machine by restaurants.

-Jam Doung will maintain a trash and snow-free sidewalk on its property and abutting public space such as tree boxes..

Pest/Rodent Control

-Jam Doung will maintain a contract with a pest abatement (interior and exterior) service provider

Sewage

-Jam Doung will request that DC Water ensure current City sewer lines are sufficient for accommodating increased restaurant use.

Distributed electronically & by hand to
Randolph Pl. neighbors

SPECIAL ANC 5E07
NEIGHBORHOOD MEETING

ON PROPOSED USE OF 1724 NORTH CAPITOL AS A
SIT-DOWN JAM DOUNG RESTAURANT

ANC 5E07 Commissioner Bertha Holliday invites all neighbors living within 200 feet of North Capitol St. & Randolph Pl. NW to a special meeting to discuss YOUR concerns related to: a) Jam Doung's request for a VARIANCE IN USE & its transformation to a sit-down restaurant, b) noise, traffic & sideswiping, parking, rodent control, associated with Jam Doung's relocation to the building next door (1724), and c) how such concerns might be resolved. Jam Doung's owners will be present. Hopefully, a written agreement will be reached between owners and neighbors that can be submitted to the DC Board of Zoning Adjustment.

DATE: Saturday, Jan. 19, 2019

TIME: 1 pm - 3 pm

PLACE: St. Martins Catholic Church

North Capitol and T St, NW.

Pioneer Rm, (T St. basement entry)

Saturday, January 19, 2019

As posted on
Bloomingdale Blog + Listserv
2 or 3 times

zoning use variance and other items to be discussed at today's special ANC5E07 SMD meeting on Jam Doung

See this 01-17-2019 meeting announcement from ANC5E07 Commissioner Bertha Holliday:

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ON PROPOSED USE OF 1724 NORTH CAPITOL AS A SIT-DOWN
JAM DOUNG RESTAURANT

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