

## Cochran, Patricia (DCOZ)

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**From:** Julian Latimer Clarke <latimerclarke@hotmail.com>  
**Sent:** Sunday, December 15, 2019 6:33 AM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** Case #20135 -- Register of concern regarding application for zoning change

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Dear BZA,

I am writing to object to the zoning change requested by the owners of the new bagel shop, case #20135, to cook food onsite.

**My property adjoins the shop at 1331 35<sup>th</sup> street.**

Please accept this as my formal objection to the request for a zoning change based on the following issues:

- The rodent population will increase, a problem that the restaurant will inflict upon the neighbourhood for us to deal with at our own expense.
- The lines of people on the street will block the front entrance of my house. My house is tenanted and is run as a business. The line of people outside my door is likely to damage my business by reducing the amount I can charge for rent. This is not fair to me.
- The noise created by the many customers will also affect my ability to rent out the apartments at a fair price thus negatively affecting my income.
- The proprietor is likely to set up chairs and tables outside the premises, even if he claims now that this will not be the case (I foresee a replica of the annexed tables and chairs found at his other restaurant location). The neighbors will be powerless to prevent him doing so.
- The restaurant patrons will generate an enormous amount of rubbish, much of which will end up in front of my house. There is no public trash receptacle near the proposed shop and therefore customers are likely to discard their trash in the vicinity of my house. Again, this is not fair to me and will negatively affect my business earnings.
- A decline in my property value due to the smell, pollution, waste and disruption caused by cooking on the premises and the other issues noted above. My house is residential property, not a business, so the negative effects listed above will be highly exaggerated.

As I am not resident in the United States I have difficulty appearing in person to make these complaints at public hearings on the subject. I hope that you can therefore take these complaints into special consideration.

I would also like the BZA to not my alarm at how swiftly and easily the proprietor's many requests for zoning changes have been accepted, with little consideration given to the concerns of local residents.

Best regards,

Dr. Julian Latimer Clarke

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20135  
EXHIBIT NO.137

