

**case #20135**  
**Bagel shop 3428 O street**

Dear Member of the Board of Zoning Adjustment,

I am writing to express my opposition to the Case 20135, request for a zoning variance to permit a popular food service establishment to operate in a residential neighborhood.

As a long-time homeowner and occupant of a house in the 3400 block of O Street, NW, just yards from the corner of 35th and O Sts, I believe the proposed new use of the property at the corner of our block will have substantial and persistent deleterious effects.

Parking on our residential block is already a challenge given Georgetown University students and visitors. The addition of this food services business will make parking even more difficult, if not impossible. The combination of customer, delivery drop-offs and pick-ups, garbage pick up and employee passage will add substantially to parking and stopping.

In addition to parking problems, this business will bring increasing foot-traffic and noise. With little or no-indoor seating at the establishment, patrons will use steps and stoops of the neighborhood houses, and will leave trash in the street, exacerbating the rodent infestation problems we are currently dealing with. These negative effects will undermine the value of houses in neighborhood.

There are plenty of alternative store fronts with appropriate zoning available on Wisconsin Ave and M St, and Georgetown University should provide adequate facilities for students on campus. In brief, there is no social need for the zoning variance in this case, and the installment of this establishment would have negative effects on the neighborhood.

Regards,

M de Rosmorduc

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