

TO: District of Columbia Board of Zoning Adjustment

FROM: Mrs. Denzil Martin
3425 O St. NW
Washington, DC 20007
Ward 2

DATE: October 24th, 2019

SUBJECT: **BZA Case 20135**, – use variance to operate a prepared food shop on the first floor and basement of an existing mixed-use building in the R-20 Zone at premises 3428 O Street N.W. (Square 1228, Lot 76).

Dear Chair Hill and Members of the Board:

I write to ask that you not grant a zoning variance in the above referenced case.

I **STRONGLY** oppose the variance request for “Call Your Mother” Bagel shop to operate our **RESIDENTIAL** block. The R20 zone is in place to **protect** our neighborhood and **NOT** allow restaurants, fast food, retail or otherwise to disrupt our neighborhood. We **MUST** retain the quiet residential character of these areas and control compatible nonresidential uses. **THE PUBLIC GOOD WILL HAVE SUBSTANTIAL DETRIMENT!**

Zoning Law:

Section 254.1 provides that a corner store should not be located within 500’ of another corner store use defined as an eating and drinking establishment. Saxby’s is a corner store which serves food (including bagels.... We do not need more bagels) and drinks and is located across the street from this property and well within 500’. This is YOUR law; it would be an embarrassment for the BZA to ignore its own laws!

Use:

Call Your Mother Bagels plans to operate using methods that relate closely to a fast food. By way of example, Customers pay before you receive food, pre-cooked meals will be kept in readiness for a customer's arrival; pre-prepared ingredients, served to the customer in a packaged form for take-out/take-away; intend to have standardized foodstuffs shipped to each restaurant from central locations. THIS IS A FAST FOOD RESTAURANT!

Whether Call your Mother Bagels plans to toast and pre-spread/top customers food or hand their food to the customer to do so, does not change the detriment of having a fast food restaurant in an R20 RESIDENTIAL ZONE.

Detrimental Impact:

Rat infestation:

Rats are already a huge issue with the immediate neighborhood. Rats run rampant despite the amount of effort our neighborhood has invested in controlling the decess infested animals. We have contacted the city numerous times to help resolve as well as paid independent specialist to

help. The battle with rats is still as bad as ever and a food related operation opening in the center of this infestation will only make this a never-ending war.

Waste Pollution:

The waste pollution on our block will increase dramatically with customers dropping to go containers all over our sidewalks, tree boxes, and streets. The University Students have already demonstrated that they do not pick up after themselves and leave our neighborhood a constant garbage dumping ground.

Noise Pollution:

Trash trucks for residents are scheduled every Tuesday and Friday mornings. Saxby's also has trash pickup scheduled multiple times a week. Adding yet another trash pickup service several times a week is more than we can bare. The noise from these trucks shake our homes and wake up our children. To say they will "pick up early before you wake" is an insult and only proves that no one from Call Your Mother Bagels has done their homework.

Call your Mother Bagel has proven to have a successful business at their other NC-7 Zoned commercially located store which includes the concept of long lines. The fast food shop has no resolution on how to reduce the noise of 65-85 people gathered outside the immediate neighbors' windows at 7am for hours on end. Our homes are HISTORIC, me in particular with a HISTORIC easement, and in a HISTORIC neighborhood. We abide by the HISTORIC RULES and in doing so, cannot adjust our windows to help buffer the sound of all these people waiting in line, on top of trash trucks and delivery trucks.

Egress and Safety:

Long lines (even if queued) create a walking hazard for people (including wheelchairs, strollers, etc.) needing to pass by. There simply isn't enough room on the sidewalks to accommodate this large crowd on our already heavily foot trafficked neighborhood.

Parking & Scooters:

Parking and traffic congestion are an already ongoing issue. There simply isn't enough parking in this small neighborhood. Many cars park illegally already just to get their morning coffee (and yes...bagels) from Saxby's. Others park illegally to attend the nearby churches and university. As a Mom with a small child and elderly mother to care for, not having parking available near my own home is not an option.

As an alternate to cars, customers I'm sure will think to use scooters. While I can see the benefit of scooting across town to avoid parking, I am dreading the idea of hundreds of scooters polluting our sidewalks and stacking up only for people to trip over them.

We have the support of Ward 2 Council Member, Jack Evens. As well as CAG, ANC 2E members Joe Gibbons and Rick Murphy. This support **must** show you how important this issue is to our neighborhood. I join all us neighbors in urging you to DENY this pending application for a use variance.

We bought our historic home in an R20 RESIDENTIAL neighborhood and expect the BZA to protect the Residents who will be greatly impacted by this or any other popular and/or food related business to conduct at this location.

No one wants THIS in our quiet residential neighborhood!



65 people in the line!!

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Denzil Martin'. The signature is written in a cursive, flowing style.

Denzil Martin