

**Michael R. Savage**  
**3425 O Street NW, Washington DC**

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October 24, 2019

Via Email: [bz submissions@dc.gov](mailto:bz submissions@dc.gov)

Board of Zoning Adjustment  
441 4<sup>th</sup> Street NW, Suite 200S  
Washington, DC 20001

**Re: BZA Application No. 20135**

Chair Hill and Members of the Board,

I write this letter in opposition to the proposed zoning variance related to the Call Your Mother Bagel Restaurant (CYM) proposed for the former Greenworks flower shop at 3428 O Street.

Our block and the surrounding area is zoned R-20 which is intended to “retain the quiet residential character of these areas and control compatible nonresidential uses” and, under DC law, a variance will only be allowed if it “would not cause substantial detriment to the public good.” Granting of this variance will destroy the quiet residential character of the area, cause substantial detriment to the public good, and effectively turn our residential neighborhood into a commercial zone.

CYM is one of the most popular restaurants in the District and has a reputation for “hour long weekend waits” outside their Georgia Avenue location and local farmers markets. Having recently visited the Georgia Avenue location, the line was incredible – 65 people long. The concern is the impact this restaurant would have on our quiet, single lane, cobble stoned – and otherwise entirely residential – block.

CYM is a major destination restaurant that will draw crowds not only from Georgetown, but from throughout Northwest DC and Arlington. If it were to open on our block, neighborhood ramifications would be enormous:

- **Parking.** Residents of our block and the surrounding blocks will permanently lose all parking on the surrounding blocks from 6AM to 4PM, every day
- **Noise.** Delivery truck drop-offs, garbage pick-ups and staff arrival between 6-7 AM, every day
- **Traffic.** A total block of the intersection of 35th and O as people idle in their cars, park illegally, etc along the G2 Bus Route, where the bus must already make a tight 90 degree turn. This is especially concerning during the morning commute and Sunday services and creates real safety issues
- **Sight Pollution.** With a very small interior (under 500 feet) and no indoor seating, a queue that can realistically run halfway up our block all day, every day, beginning before 7AM
- **Trash & Rats.** With no indoor seating for patrons and the shadier street, the 3400 block of O will become default *al fresco* dining, and our garbage cans will overflow with CYM garbage. This will exacerbate our well-documented, chronic rodent issues
- **Diminution of Property Value.** With trash, traffic and noise, it's predictable that the homes in the immediate area around CYM will suffer a serious decline in property value

If approved, CYM will effectively create Georgetown Cupcake in an otherwise residential area, *turning the neighborhood into a commercial zone*. The difference is that Georgetown Cupcake is on a major, six lane city street surrounded by numerous parking and access options. In contrast, we have neither the parking, access nor any other infrastructure to support CYM. We simply cannot accommodate the kind of pressure CYM presents, and doing so will both destroy our “quiet residential character” and cause “substantial detriment” to the public good, both of which are in violation of District zoning law.

Opposition to CYM is nearly universal: the Citizen’s Association of Georgetown, ANC Commissioner and ward City councilman is in concurrence with our position, all of whom have affirmatively written to the BZA in opposition to CYM. This is in

stark contrast to the prior variance for 3428 O Street (BZA Application Case 11248) which was approved with the support of both the Citizen's Association of Georgetown and the local community. CYM has neither.

Ultimately, we all hope that CYM will come to Georgetown, but the corresponding street to Georgia Avenue is the Wisconsin Avenue commercial district. The appropriate path forward is to reject the variance while concurrently encouraging CYM to work with local landlords and the Georgetown Business Improvement District to find a more appropriate location in Georgetown.

Kindest regards,

*/s/ Michael Savage*

Michal R. Savage