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Washington, DC 20002
March 21, 2021

Board of Zoning Adjustment
Government of the District of Columbia
441 4th Street, NW
Suite 200/210-S
Washington, DC 20001

SUBJECT: Opposition to Application of 106 13th Street, LLC, Case no.:20445

We are 37-year residents of 1329 E. Capitol Street SE, about one half block from the applicant's property. We strongly oppose the applicant's request to increase the seating capacity of the dining establishment beyond the current 50-seat capacity permitted on the first floor. The immediate neighborhood is densely populated with many, if not most, residents relying on street parking that is increasingly hard to find, particularly during evening and night-time hours. Our long experience indicates that the combination of the proposed 80-seat increase in the size of the dining establishment at one end of the block near 13th and E. Capitol Street, along with the busy evening activity schedule of the church at 14th and E. Capitol Street, will lead to many lengthy and distant searches for street parking on a regular basis by current residents.

Our specific concerns with the proposal:

1. Questionable applicant statements on parking impacts. The application does not indicate that any meaningful study has been done of the parking impacts of the proposed increase in seating capacity. The proposal simply asserts that the 160 percent increase in capacity (from 50 to 130) will be filled by "residents within walking distance" and, presumably, arriving on foot. We find the applicant's assertion highly questionable. While a restaurant has operated on occasion on the first floor with a 50-seat limit, it seldom operated at that capacity and still aggravated parking problems until its closure several years back. At a minimum, the applicant should be required to have a reputable firm conduct an objective study, that includes neighborhood residents, of the impact of the proposed major expansion on the parking conditions for neighborhood residents.
2. A large apartment building and an active church on the 1300 block of East Capitol Street, SE already compete with residents for evening and night-time parking. The Board should be made aware that here is already significant competition for street parking in the immediate neighborhood. Residents of a 6-story multiunit apartment building at 1341 East Capitol Street, SE rely entirely on street parking. Also, the Holy Comforter St. Cyprian Roman Catholic Church located at 1357 East Capitol Street, SE holds a busy schedule of evening Masses and other activities for its parishioners

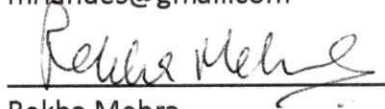
throughout the week. Neither the apartment building nor the church provides any off-street parking for residents or parishioners. An objective assessment of parking impacts on the neighborhood must also take account of these activities.

3. Increased competition for evening and night-time parking poses a potential safety threat for neighborhood residents. The additional competition for evening and night-time parking arising from the large increase in restaurant capacity requested by the applicant will very likely require many residents to park at a greater distance from their homes. As a result, these residents will need to take longer walks from car to residence during periods when the neighborhood is least safe. While the neighborhood has become safer over the years, it is by no means completely safe during evening and night-time hours, particularly for elderly residents. The application does not address any safety concerns. We feel that objective study, including local residents, of the safety implications for neighborhood residents is necessary before approval is considered.

Thank you for your consideration of these concerns.



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