



GOVERNMENT OF THE DISTRICT OF COLUMBIA

## Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown, and Hillandale

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January 26, 2024

Councilmember Brooke Pinto  
Chair, Committee on the Judiciary and Public Safety  
Council of the District of Columbia  
1350 Pennsylvania Avenue NW, Suite 106  
Washington, DC 20004  
[bpinto@dccouncil.gov](mailto:bpinto@dccouncil.gov)

### RE: Corner Store at 3428 O Street NW

Dear Councilmember Pinto,

On January 8, 2024 ANC 2E held its regularly scheduled public meeting, which was properly noticed and attended by eight commissioners, constituting a quorum. At this meeting the Commission adopted the following resolution by a vote of (6-2-0) with regard to the above-referenced matter:

ANC 2E exists to represent the residents and the community of Georgetown and Burleith. The ANC strongly believes that corner stores offer benefits to our neighborhood, however residential quality of life must be maintained around these corner stores.

It has been brought to our attention that there are, in the experience of the immediate neighbors, noise, private property, and traffic issues at the corner store operating at 3428 O Street NW. These issues raised touch upon the responsibilities of a range of city agencies. Both the operations of this corner store (which offers take-out food and does not have a liquor license) and the volume of patrons who visit this corner store are contributing to the issues raised by the immediate residents. High volumes of weekend patrons appear to be driving the most residential concerns.

ANC 2E seeks the expertise of Councilmember Pinto's office to help align resources. Specifically, the ANC asks that you proactively collaborate with the single member district commissioner, the business owner, immediate residents, and, as needed, the appropriate city agencies to identify solutions. Obviously, any business, including this one, has very limited control of its patrons. The challenges noted by the immediate neighbors include:

#### COMMISSIONERS:

Kishan Putta, District 1    Topher Mathews, District 2    Paul Maysak, District 3  
Joe Massaua, District 4    Mimsy Lindner, District 5    Gwendolyn Lohse, District 6  
Daniel Chao, District 7    John DiPierri, District 8

- **Noise:** DC’s noise ordinances address the hours from 10:00 pm to 7:00 am (e.g., “It is unlawful for a person to make an unreasonably loud noise between 10:00 p.m. and 7:00 a.m. that is likely to annoy or disturb one or more other persons in their residences.”) Residents immediately near the corner store are able to hear deliveries occurring some mornings starting at 5:30 am or 6:00 am.
- **Respect of private property:** Patrons of 3428 O Street NW frequently trespass on the private property of the residential homes by sitting on homeowners’ front stoops, steps, and walls. This is especially true on weekends.
- **Trash and rodent ordinances:** This corner store has daily trash collection and good public health reports. Residents are communicating to ANC 2E that they have experienced an increase in rodents that correlate with the arrival of this successful business. The ANC does not have the expertise to verify this correlation. Many residents are using private funds to fight the rodent increase, while also working with city services. City expertise is needed on how to better address the trash and rodent challenges in this area, and whether tactics such as the removal of public trash near this address can help.
- **Adherence to traffic and parking ordinances during weekends:** During the busy weekend hours of this successful business this block is experiencing illegal parking, blocking of the fire hydrant on 35th Street NW, and other issues such as double parking. Expertise is sought on how to better mitigate this weekend traffic.

ANC 2E notes that in 2019 an area variance sought under DC’s corner store regulations was successfully sought for this address. The ANC understands that there is ongoing litigation between the residents and the business regarding the zoning variances and exceptions related to 3428 O Street NW. The ANC has no great weight in that litigation process, however the ANC is seeking assistance in helping to address the quality of life issues no matter the outcome of the legal and zoning activities.

Please let ANC 2E know when you can meet with the relevant parties. Your role in connecting the parties with the appropriate expertise is much appreciated.

Commissioners Paul Maysak ([2E03@anc.dc.gov](mailto:2E03@anc.dc.gov)) and Gwendolyn Lohse ([2E06@anc.dc.gov](mailto:2E06@anc.dc.gov)) are the Commission’s representatives in this matter.

Respectfully submitted,



Gwendolyn Lohse  
Chair, ANC 2E