

February 18, 2015

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Board of Zoning Adjustment
DC Office of Zoning
441 Fourth Street, NW, Suite 200S
Washington, DC 20001

RE: INGLESIDE, BZA APPLICATION #18898

To Members of the Board of Zoning Adjustment:

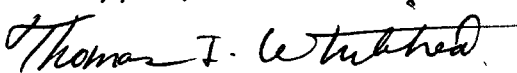
I returned from a 5-week trip to Africa on the day of Ingleside's BZA hearing and thus ask the BZA to consider my delayed letter of concern about its massive expansion project. For the past 33 years, I have owned a home at 2810 Military Road, NW, a short distance from Ingleside. I remember its 1996 BZA case, the complaints about which continue to center on an expanding commercial enterprise in the midst of a residential neighborhood of single family homes.

Ingleside, I recall, was originally intended to be a quiet, affordable rest home for the elderly. Military Road neighbors never anticipated that the Presbyterian Home (Ingleside's former name) would enlarge itself to accommodate an expanding community of affluent "active seniors" living in high-rise apartment buildings with underground garages and on-site entertainment facilities. Ingleside, I now learn, also acquired all but one private home on the 3000 block of Military Road, two of which will be demolished to make room for a multi-story Life Care Center with space for doctors' offices, recreation rooms, a spa and, possibly, a restaurant. In retrospect, it is unfortunate that Ingleside did not purchase the nearby Shoemaker Home (2701 Military Road, NW) when that property was on the market several years ago. The Methodist Home subsequently bought the Shoemaker Home, expanding it only slightly to be architecturally-consistent (in elevation) with surrounding private homes.

Unfortunately, Ingleside will dominate the Military Road neighborhood with its reoccurring expansion into the residential neighborhood. [Will the Tunisian Ambassador's residence which faces Ingleside's campus be the next to go?] Adjacent home owners will bear the burden of Ingleside's future expansion but without any return benefits.

As a (now retired) residential real estate agent (30 years with Mitchell & Best Homes and Long & Foster), I weighed Ingleside's development plans against its effect on the attraction and value of surrounding residential property. An expanding commercial entity within a residential neighborhood is not considered a "plus." Unlimited institutional expansion has a downside, as it detracts from the charm of a residential neighborhood, influencing resale values and potential buyers.

Sincerely yours,



Thomas I. Whitehead
2810 Military Road, NW
Washington, DC 20015

Board of Zoning Adjustment
District of Columbia
CASE NO.18898
EXHIBIT NO.38