

## **Cochran, Patricia (DCOZ)**

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**From:** Chip, William <wchip@cov.com>  
**Sent:** Monday, April 23, 2018 12:59 PM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Cc:** all@anc3c.org  
**Subject:** BZA Case #19751

To the members of the Board of Zoning Appeals,

My wife and I have lived in Massachusetts Avenue Heights since 1986. Like many senior citizens who reside in Washington, a lot of our savings are invested in our home. Preservation of our neighborhood is not just a matter of saving its beauty and character, but also of protecting our life's savings.

We are a small neighborhood, tightly bound by three busy streets--Mass Ave, Wisconsin Ave, and Observatory Circle. Every structure within that small, tightly bound space directly impacts all who live in the neighborhood. From a variety of standpoints, the proposed development appears to be a "disaster in waiting."

One reason chose to own our home and raise our family in this neighborhood was that, except for a few churches, it was zoned exclusively for single-family residences. When we drive down Edmunds Street to reach Wisconsin Ave, we have the pleasure of driving by a series of well-tended family homes with spacious yards and gardens, ending with a beautiful view of the Russian Embassy and its many trees. The thought of instead staring at a huge building that blocks half of the view and covers most of three lots is heart-breaking.

My mother lived in a DC nursing home, and the tenants, family visitors, workers, and outside service providers used up a lot of parking space. The home had a lot of spaces, but even so I sometimes could not find one when I came to visit! The proposed building has only 6 parking spaces for 38 tenants, not to mention for visitors, the staff who will be working there, and delivery services! The inevitable parking spillover will further congest the streets in the vicinity, many of which are narrow. Visitors and workers attempting to reach nearby residences will find it increasingly difficult to park.

The builder apparently has not identified a provider of assisted living services that could manage such a building and evidently has no experience in this very unique business. Before the board even considers approving this huge exception to the rules that protect our neighborhood, they should at the very least require strong assurances and evidence that the proposed use will very likely be economically sustainable, and the building will not end up as an empty eyesore that the owner will then seek to exploit for other, unpredictable commercial purposes.

Thank you very much for your consideration. [FYI, an early draft of this message was sent by mistake. We tried to recall the draft, but if we did not succeed, we apologize for the inconvenience.]

**William W. & Sylvia M. Chip**

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Board of Zoning Adjustment  
District of Columbia  
CASE NO.19751  
EXHIBIT NO.33