Capitol Hill Coalition for Sensible Development



June 28, 2001

DELIVERED BY HAND

BZA
Case No. 16407
Exhibit No. 114

RECEIVED
D.C. OFFICE OF ZONING
2001 JUN 29 PM 12:

Ms. Sheila Cross Reid
Chairperson
District of Columbia Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210-S
Washington, D.C. 20001

Subject: **6-27-01 Capitol Hill Group Request to Vacate BZA Order 16407** re Medlink Hospital Medlink (Hospital and) Nursing Center at Capitol Hill, 700 Constitution Avenues, NE, Squares 865, 895

Dear Ms. Reid:

On behalf of the Capitol Hill Coalition for Sensible Development (hereafter CHCSD), I am writing concerning the request to vacate Order 16407 filed by the applicant yesterday, only a few days before the July 3 public meeting. The applicant did not serve notice to anyone in the neighborhood about this, including the ANC and St. James Church, Medlink's immediate neighbor. I discovered this latest filing when visiting the Office of Zoning yesterday. I respectfully request that the Board not grant this to the applicant at its July 3rd public meeting and instead schedule a public hearing on the matter.

The applicant asserts in its latest request that it has not taken action to implement the relief provided by the BZA in Order 16407 and that the order's conditions have not been triggered. We have reason to believe that the order may have been activated by filings for permits and therefore cannot be vacated. We do not believe the applicant has provided proof that this order has not been activated and should be vacated, or that the BZA should reduce its offstreet parking space requirement. As my 6-27-01 letter and others convey, there are many problems concerning this facility and its insufficiency of parking provisions. The applicant asserts it is providing 176 parking spaces on Lot 76 but as evidenced by staff and visitors parking on neighborhood streets this is not enough. The applicant asserts 176 spaces meets the needs of a facility with 130 beds, but fails to say that in addition to the nursing home the Capitol Hill Group's Lot 76 hospital facility is also licensed for 60 acute care beds and has a COO for this. It is apparent that further information and verification by the BZA is warranted for examining the many outstanding issues pertaining to this entire Medlink matter. This includes but is not limited to licensing /utilization levels for every patient bed type, and number of employees.
Your time and serious consideration of these matters on a timely basis are greatly appreciated.

PO BOX 15840, WASHINGTON DC 20003-0840 EMAIL: CHCFORSENSDEV@AOL.COM

Board of Zoning Adjustment
District of Columbia
CASE NO.16407
EXHIBIT NO.114

Yours truly,

Nancy J. Simpson

Nancy J. Simpson
Chairperson,
202-544-0732

CC: Mayor Anthony Williams
Deputy Mayor Eric Price
Office of Zoning Director Jerrily Kress
DCRA Director David Clark
DPW Director Dan Tangherlini
ANC6A Chairperson Ivette Basterrechea
ANC6A Zoning and License Chair Greg Ferrell
ANC6A05 Commissioner Janet Quigley
ANC6A06 Commissioner Marina Martin
Fr. Richard Downing, St. James Episcopal Church
Stanton Park Neighborhood Association Chairperson Warren Friedman
CHCSD Vice Chair Avis Bohlen