January 27, 2001
312 Seventh Street, NE
Washington, D.C. 20002

Jerrily R. Kress, FAIA, Director
Board of Zoning Adjustment
Government of the District of Columbia
441 Fourth Street, N.W., Suite 210-S
Washington, D.C. 20001

Subject: Application Number 16407

BZA
Case No. 16407
Exhibit No. 81

D.C. OFFICE OF ZONING
RECEIVED
2001 JAN 30 PM 3:17

Dear Ms. Kress:
We are writing to request party status for the rehearing of the modification to application number 16407.
Following the format in 110DCMR3106.2, we:
a) Albert A. Getz, Jr. and Sara Nieves-Grafals of 312 Seventh Street, N.E., Washington, D.C. (Square 864, Lot 60)
b) request to appear and participate as a party to
c) oppose at this time the modification of the Capitol Hill Group to reduce the number of parking spaces from 276 to 200 at Medlink Nursing home and hospital complex whose address is 700 Constitution Ave., N.E., Washington, D.C.
d) will not be represented by attorney, but reserve the option to have authorized representation

e) The following statement sets forth our reasons for requesting participation in party status.

1) The property that will be affected by the zoning relief requested by the Capitol Hill Group is located at 312 Seventh Street, NE, Washington, D.C. (Square 864, Lot 60).
2) We are owner/occupants of this property, as noted in a) and e) 1), above.
3) Our property is within 215 feet of the property that is the subject of the appeal.
4) If the Capitol Hill Group's request to reduce their off-street parking spaces from 276 to 200 is granted, we will be socially and environmentally impacted as a result of reduced available parking on our block. We believe that our safety will also be impacted.
5) Explanation of impact: We own one automobile, but our property does not have off-street parking. Therefore, we rely on off-street parking. As a result, we and nearby neighbors will be significantly, distinctively, and uniquely affected because of our proximity (less than one half block) to the Medlink nursing home and hospital complex. The reduction of parking spaces for the property in question would mean that more automobiles would be forced to park on the street. Currently, parking is scarce in the neighborhood, partially as a result of Medlink Nursing Home and Hospital staff and visitors' use of neighborhood street parking. We have routinely witnessed staff and visitors' use of street parking prior to entering the facility - which questions the adequacy of the facility's current off-street parking capacity. Granting a reduction in parking will only increase a problem caused by the facility. This parking problem has been exacerbated by the fact that the Capitol Hill Group has not fully opened their underground facility (a requirement of prior BZA orders dating back to 1991).

Finally, the 300 block of 7th Street NE is uniquely affected by parking constraints because of the location of the Northeast Public Library, located on the northwest corner of this

Board of Zoning Adjustment
District of Columbia
CASE NO.16407
EXHIBIT NO.81

street. Since the Library also serves as a community meeting place, parking on this block is at a premium.

We strongly encourage the Board to deny this modification to application of the Capitol Hill Group to reduce the number of off-street parking spaces from 276 to 200. Additionally, we also encourage the BZA to enforce prior orders for the Capitol Hill Group to fully open up and have inspected their underground parking garage to their staff, patient and visitor vehicles.

Respectfully submitted,

1-27-01

Albert A. Getz, Jr.
202 543-6986(h)
301 443-3822 (o)
agetz@samhsa.gov (e-mail)

1-27-01

Sara Nieves-Grafals
202 543-6986(h)
202 543-1247 (o)
snievesgra@aol.com(e-mail)