Stanton Park Neighborhood Association
P.O. Box 75085, National Capitol Station, Washington, D.C. 20013-5085

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February 2, 2001

Ms. Jerrily R. Kress, FAIA
Director, Office of Zoning
Board of Zoning Adjustments
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: BZA Case No. 16407

Dear Ms. Kress:

These comments are submitted in response to the Board of Zoning Adjustments' Decision to rehear its Order No.1607-A. Rehearing is scheduled for the afternoon of Tuesday, February 13, 2001. For the convenience of the Board, I'm enclosing copies of this letter, with the attachment, for Chairman Reid and each Board Member. The Order that is being reheard approved a requested reduction in the required number of off-street parking spaces for the Capitol Hill Group, operators of the Med-Link Hospital and Nursing Center on Capitol Hill. The membership area of Stanton Park Neighborhood Association (SPNA) encompasses the Med-Link facilities.

SPNA has worked with ANC 6A on the issues involved in this proceeding and fully supports the factual representations contained in ANC 6A's letter to this Board that was approved at last night's meeting of ANC 6A. The primary purpose of this separate letter from SPNA is to offer additional facts concerning the Med-Link parking issue that should be addressed in the Board's Order on Rehearing. Those facts are contained in a letter dated February 1, 1999, from Mr. Lunsford, General Counsel of the Capitol Hill Group, to Father Downing, Rector of St. James Episcopal Church, a copy of which is attached hereto. In that letter, the Capitol Hill Group acknowledged the validity of the 1971 agreement that allows the parishioners of St. James to utilize the parking facilities of Med-Link and stated that the right of St. James Parish "to have its parishioners utilize parking at the hospital during church functions...shall continue." In the second paragraph of its letter, the Capitol Hill Group imposed a restriction that essentially precludes St. James' parishioners from utilizing the underground parking "for reasons of safety and security and because we are not a licensed parking garage." At that time, this was not a significant restriction, because St. James was able to utilize the hospital's surface parking lot located on the west side of 7th Street.

BZA
Case No. 16407
Exhibit No. 88

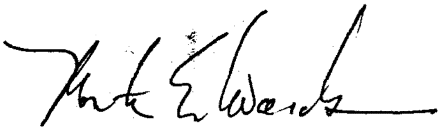
Board of Zoning Adjustment
District of Columbia
CASE NO.16407
EXHIBIT NO.88

But now that surface parking lot is being sold to Holladay corporation, and townhouses are being planned to be constructed on the Seventh Street surface parking site. Thus, the only remaining parking owned by Capitol Hill Group will be the underground parking garage and about 26 surface spaces above the underground garage.

In order to continue to provide parking for parishioners of St. James, employees of the hospital, and visitors to hospital patients, two essential areas must be addressed in the Board's Order on Rehearing: (1) physical impediments to full utilization of the underground garage must be removed, and (2) the non-physical impediments (security, safety, and lack of a parking garage license, as described in the attached letter from Capitol Hill Group) must be resolved.

Thank you for your consideration.

Sincerely,



Monte Edwards
Co-Chair, Land Use Committee
Stanton Park Neighborhood Association

Attachment

cc: Capitol Hill Group
St. James Episcopal Church
ANC 6A

CAPITOL HILL GROUP

700 Constitution Avenue, NE • Washington, DC 20002 • (202)675-0400/01 • Fax (202)675-0411

February 1, 1999

Richard E. Dowling
Rector
St. James Parish Capitol Hill
222 8th Street, NE
Washington, DC 20002

Re: Parking at Medl INK Hospital
and Nursing Center at Capitol Hill

Dear Sir:

I am in receipt of your letter of February 1, 1999 and feel that I must respond to it before your proceed on a course of action from which nothing can come. You are certainly correct in stating that the current owner of the property (Capitol Hill Group, not BHS Management, Inc.) understands and intends to respect the agreement between St. James Parish and Rogers Memorial Hospital executed in 1971. The agreement, of course, speaks for itself, but, in essence, it grants to St. James Parish the right to have its parishoners utilize parking at the hospital during church functions. We have agreed that this practice shall continue.

I have also stated to you that, for reason of safety and security and because we are not a licensed parking garage, we are limiting access to the underground parking to our staff. As an accommodation to you, I have offered to allow clergy members of St. James Parish to utilize the underground parking, if this would resolve the differences that seem to exist between us on this issue.

We do not feel it necessary to enter in to a new agreement with St. James Parish and can imagine no circumstance under which we would be willing to do so. The agreement between St. James and Rogers is comprehensive enough to cover the situation.

I await your response to the offer referenced above.

Sincerely,

John K. Lunsford
General Counsel

02-09-1999 11:15AM FROM St. James Parish TO 2969993 P.04