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Name: Rick Nero, BZA
Jennifer Steingasser, OP
Karen Thomas, OP
Ken Laden, DPW/DDOT
George Keys, Jordan Keys & Jessamy, LLP

From: Phil Kogan, ANC 3F
Date: March 25, 2002
Subject: Application 16836, The Washington Home

Comments: Attached is ANC 3F's request for postponement of the April 2, 2002, hearing on the subject application along with a copy of ANC 3F's March 18, 2002, resolution.

Also attached is a request that the BZA waive the time constraints of Section 3106.2 and accept requests for party status for the subject application through April 2, 2002.

An original signed copy of these requests will be provided to the BZA before the April 2 public hearing.

BZA
Case No. 16836
Exhibit No. 35

Board of Zoning Adjustment
District of Columbia
CASE NO.16836
EXHIBIT NO.35

March 25, 2002

Geoffrey Griffis, Chairman
Board of Zoning Adjustment
441 4th Street, NW
Suite 210
Washington, DC 20001

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Re:Board of Zoning Adjustment (BZA) Application 16836
The Washington Home

Dear Mr. Griffis:

On March 18, 2002, ANC 3F convened a duly noticed public meeting, with a quorum present, to consider Application 16836. This application is made by The Washington Home (TWH) and requests a special exception to construct a 4-bed addition and expansion of the existing parking lot from 75 to 173 parking spaces. At this meeting ANC 3F voted unanimously, 6-0-0, to recommend that the BZA postpone consideration of the referenced application in order to provide an opportunity for ANC 3F and residential neighbors of TWH to resolve five principal concerns identified by neighbors during the March 18 ANC meeting. See enclosed resolution. The concerns include (1) size and adequacy of the proposed parking lot; (2) esthetics and design of the project including the number, location, and types of trees impacted; (3) lighting proposed for the project; (4) the need for construction standards to address the impacts of construction on the neighborhood; and (5) storm water management and ground water impacts of the project.

Following the March 18 meeting, TWH, ANC 3F, and residential neighbors agreed to organize task groups to address each of the five concerns with the goal of resolving them prior to the April 2 hearing. The task groups were to consist of TWH technical experts in each area of concern, ANC 3F commissioners, and residential neighbors. However, very limited time is available to complete this work prior to the April 2 hearing. Further complicating the matter is the intervention of several holidays and consequent travel schedules. Passover begins on March 27 and Good Friday and Easter Sunday occur on March 27 and March 31 respectively. Therefore, it will not be possible to resolve the five concerns prior to the April 2 hearing. For this reason, it is respectfully requested that the BZA postpone consideration of Application 16836 for at least 30 days. This would allow TWH, ANC 3F, and residential neighbors an opportunity to continue the work begun on resolving differences regarding the referenced application.

We want to assure the Board that the concerns identified by our neighbors reflect the serious and significant impacts the proposed project would have on them as property owners in this R-1-B

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district and as residents. Given the weight of these impacts and the long term effect they would have on the community, we believe that it is in the best interest of all parties that these concerns be resolved prior to commencement of the BZA's formal hearing process.

Sincerely,

Phil Kogan, Commissioner
ANC 3F01

Enclosure

Res 02-09

ANC3F RESOLUTION REGARDING THE WASHINGTON HOME'S APPLICATION TO THE BOARD OF ZONING ADJUSTMENT FOR A SPECIAL EXCEPTION (CASE NO. 16836)

Advisory Neighborhood Commission 3F
North Cleveland Park and Forest Hills
P.O. Box 39290, Washington, D.C. 2016-9290

WHEREAS: The Washington Home and Hospice of Washington (TWH) located at 3720 Upton Street NW has applied to the Board of Zoning Adjustment (BZA) for a special exception for "construction of a 4-bed addition to hospice facility and the enlargement of existing parking lot from 75 to 173 parking spaces"; and

WHEREAS: At a duly noticed public meeting on March 18, 2002, neighbors expressed five principal concerns about TWH's proposed project including:

1. Concern about the size and adequacy of the proposed parking lot;
2. Concern about esthetics and design including the number, location, and types of trees impacted;
3. Concern about lighting proposed for the project;
4. Concern about the need for construction standards to address the impacts of construction on the neighborhood; and
5. Concern about storm water and ground water impacts of the project.

THEREFORE, BE IT RESOLVED THAT: ANC 3F recommends that the BZA postpone consideration of Application 16836 for 30 days in order to provide an opportunity for ANC 3F and neighbors of TWH to work with TWH to resolve the five principal concerns expressed by neighbors.

BE IT FURTHER RESOLVED THAT: ANC 3F authorizes Commissioners Phil Kogan and Cathy Wiss to formally represent ANC 3F and present the views of ANC 3F on this matter in proceedings before the BZA.

Approved by a vote of 6-0-0 at a duly noticed public meeting on March 18, 2002, with a quorum present.

/s/ _____
Cathy Wiss, Chair

/s/ _____
David J. Bardin, Secretary

CERTIFICATE OF SERVICE

A copy of this letter has been provided to the parties or their representatives:

cc: George Keys, Jr., Jordan Keys & Jesamy, LLP
Jennifer Steingasser, Office of Planning
Karen Thomas, Office of Planning
Ken Laden, DPW/DDOT

March 25, 2002

Geoffrey Griffis, Chairman
Board of Zoning Adjustment
441 4th Street, NW
Suite 210
Washington, DC 20001

Re: Board of Zoning Adjustment (BZA) Application 16836
The Washington Home

Dear Mr. Griffis:

On behalf of a number of constituents in ANC 3F who live in the vicinity of The Washington Home, it is requested that the BZA extend the time within which these neighbors may apply to the BZA, pursuant to Section 3106.2 of the zoning regulations, for party status in the referenced case.

Section 3113.12 of the zoning regulations requires that notice of a public hearing shall be given by the Director of the BZA not less than 40 days before the date of the hearing and that this shall include mailing the notice to the owners of all property within 200 feet of the property involved in the application. At a March 18, 2002, duly noticed public meeting, ANC 3F was made aware by a number of residents within 200 feet of The Washington Home that they did not receive notice by mail of the April 2 public hearing on the referenced application. Consequently, these residents were not able to apply for party status within the required 14 days.

Therefore, ANC 3F respectfully requests that the Board waive the time constraints of Section 3106.2 and accept requests for party status for the referenced application through April 2, 2002.

Sincerely,

Phil Kogan, Commissioner
ANC 3F01

Enclosure

CERTIFICATE OF SERVICE

A copy of this letter has been provided to the parties or their representatives:

cc: George Keys, Jr., Jordan Keys & Jesamy, LLP
Jennifer Steingasser, Office of Planning
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