ANC 3F

3F01 - Phil Kogan
3F02 - Karen L. Perry
3F03 - Robert V. Maudlin
3F04 - David J. Bardin
3F05 - Doug Mitchell
3F06 - Cathy Wiss
3F07 - Todd Strauss

Advisory Neighborhood Commission 3F
NORTH CLEVELAND PARK / FOREST HILLS

18 June 2002

RECEIVED
D.C. OFFICE OF ZONING
2002 JUN 19 AM 11: 32

Richard Nero
Office of Zoning
441 4th Street, N.W. – Suite 200
Washington, D.C.

Re: BZA Case No. 16836 (The Washington Home)

Dear Mr. Nero:

Last week, Commissioner Phil Kogan wrote you requesting waiver of the seven-day filing deadline, promising you that an ANC resolution would be filed immediately after this ANC's meeting on June 17, 2002, and the ANC report would follow a few days later.

This morning I filed ANC 3F's Resolution 02-26 adopted at last night's meeting. Commissioner Kogan will submit the Report as per his letter to you.

Faithfully,

David J. Bardin
Secretary

c: Commissioner Kogan
Enclosure

ANC 3F, P.O. Box 39290, Washington, DC 20016-9290
email: anc3f@juno.com
web site: www.anc3f.org
Phone: 202.362.6120 • Fax: 202.686.7237

BZA
Case No. 16836
Exhibit No. 45

Board of Zoning Adjustment
District of Columbia
CASE NO.16836
EXHIBIT NO.45

Res 02-26

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

D.C. OFFICE OF ZONING
2002 MAR 19 AM 11: 32
RECEIVED

Advisory Neighborhood Commission 3F
North Cleveland Park and Forest Hills
P.O. Box 39290, Washington, D.C. 20016-9290

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: The Washington Home is a non-conforming structure in an R-1-B neighborhood; and

WHEREAS: Section 219.5 of the Zoning Code, Health Care Facilities, provides that a health care facility located in an R-1 district shall not have an adverse impact on the neighborhood because of traffic, noise, or operations; and

WHEREAS: ANC 3F at a March 18, 2002 duly noticed public meeting identified several concerns about impacts of the current application including concern about the size of the proposed parking lot; concern about storm water management; and concern about the number, location, and types of trees affected and had a presentation about the project by the Home at the May 20 ANC meeting; and

WHEREAS: The Washington Home has not justified the need for an additional 98 parking spaces and a 173 car parking lot in an R-1-B zone; and

WHEREAS: In 1997 when The Washington Home applied to the BZA for permission to reconfigure the existing structure and add 12 beds, its application asserted that parking at the Home was "adequate" to meet the needs; and

WHEREAS: Construction of a 173 car parking lot would result in the removal of 50 trees and endangerment of several large mature trees along Upton and 37th Streets because of construction activity in their critical root zone; would increase the amount of impervious surface to nearly one and a half acres which will increase storm water flow into municipal sewers and create potential overflow problems; and would dramatically and unalterably change the residential character of the neighborhood; and

WHEREAS: The proposed nearly one and a half acre parking lot, unlike the present lot, contains virtually no interior landscaping to temper the heat island effect of so much asphalt or to break up the vista of row upon row of parked cars both from surrounding streets and from the Home itself; and

WHEREAS: Opportunities exist for The Washington Home to maximize the use of the existing parking lot through improved management and greater efficiency; and

WHEREAS: The D.C. Comprehensive Plan at Section 1403.5 states that use of public transit by institutions should be promoted and employee reliance on single occupant vehicles discouraged as a condition for discretionary approval when possible; and

WHEREAS: Opportunities exist to increase the use of public transportation and minimize dependency on automobiles by visitors and staff of The Washington Home.

THEREFORE, BE IT RESOLVED THAT: ANC 3F recommends that the BZA not approve Application 16836.

Adopted June 17, 2002, at a duly noticed public meeting with a quorum present by a vote of 7-0-0.

Cathy Wiss

Cathy Wiss, Chair

David J. Bardin, Secretary