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Advisory Neighborhood Commission 3G
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April 26, 2002

Mr. Geoffrey Griffis, Chairman,
Board of Zoning Adjustment
441 4th Street, N.W. Room 210
Washington DC 20001

Dear Mr. Griffis:

RE: BZA Application No. 16861 of "Ingleside at Rock Creek" (Presbyterian Home) – Community Residence Facility
5121 Broad Branch Road, NW (Square 2285, Lots 3, 4, 803 and Square 2287, Lot 808), R-1-A

Background: Ingleside/Presbyterian Home ("Applicant") sought a second major expansion of its facility on Lot 808 in 1996-97 (following a 1980's enlargement). The Ingleside apartments were completed in 2000. A development moratorium the east ravine that adjoins homes on the 5300 block of 29th Street, NW runs through December 2015

The Applicant acquired the former Donahue Peeples mansion (5121 Broad Branch Road, Lots 803, 3 and 4) that abuts Lot 808 in January 1996 for $1.8 million. The mansion's front lawn (actually located on Lot 808) was used as a staging area during construction of the Ingleside addition.

Relief Sought: Ingleside/Presbyterian Home is now seeking a "special exception to include additional property (5121 Broad Branch Road) for use as recreation space, meeting room, and guest rooms for family members and guests visiting an existing community residence and health care facility under section 218 and 219."

The relevant portions of the regulations are 218.3 and 219.3: "there shall be adequate, appropriately located and screened off street parking to provide for the needs of occupants, employees, and visitors to the facility."; and 218.5 and 219.5: "The facility shall not have an adverse impact on the neighborhood because of traffic, noise, operations, or the number of similar facilities in the area."

The Manor House at 5121 Broad Branch Road, posed no visual intrusion to the Home's abutters along the 2900 and 3000 Blocks of Military Road and the 5300 Block of 29th Street, NW. The Tunisian and Cote d'Ivoire Ambassadors, who live on either side of the

BZA
Case No. 16861
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.16861
EXHIBIT NO.28

Manor House, have not voiced an opinion to the ANC. Ingleside's Medical Center is adjacent to the Manor House.

The ANC recognizes that the noise, deliveries, and parking associated with functions at Ingleside/Manor House can be irritants to the above referenced abutters. Therefore, the ANC requests that the following terms be incorporated into the Board's Order relative to this applications:

TERMS:

There shall be no rental to, or use of the building by groups or persons that are not related to Ingleside, except that community organizations such s ANC 3G may use the building up to a total of four times four year.

Large events shall be limited to one per month. Large events shall be defined as events involving 75 or more attendees, the majority of whom are not residents of Ingleside. Such events shall be limited to one per moth. The Ingleside security personnel shall be responsible for managing any parking demands associated with event to insure that there is no spillover parking in the neighborhood. The maximum occupancy of the building for any event at any time shall be 150.

The guest apartments shall be available only for family and friends of residents of Ingleside. The maximum stay shall be one week. In the event of extenuating circumstances, the maximum stay limit may be waived."

VOTE:

At its April 22, 2002 duly noticed public meeting, therefore the Chevy Chase Advisory Neighborhood Commission (ANC 3/4G) voted 6 – 0 (a quorum being four) to APPROVE Application 16861 of Ingleside at Rock Creek (Presbyterian Home), contingent upon the Ingleside Presbyterian Retirement Community's acceptance of the above delineated conditions. We ask that the Board grant "great weight" to the ANC's decision.

As the Chair will not be able to sign this letter and the Vice Chair was not present, the Commission authorized the Secretary to sign on behalf of the Commission.

Sincerely

Allen E. Beach
Secretary
ANC 3G

Cc: Councilmember Adrian Fenty
Councilmember Kathy Patterson