EXISTING AND INTENDED USES

Ingleside at Rock Creek ("Ingleside"), located at 3050 Military Road, N.W., provides housing and care for seniors who are currently, or will one day be, unable to fully care for themselves. BZA approval was previously granted to permit Ingleside's operation of a health care facility and community residence facility at 3050 Military Road, N.W.

Ingleside is also the owner of 5121 Broad Branch Road, N.W., which is an abutting property to 3050 Military Road, N.W. This application seeks special exception approval for the use of 5121 Broad Branch Road, Lots 3, 4 and 803 in Square 2285. The property at 5121 Broad Branch Road, N.W. is improved with a large single-family residence. The application is submitted for the entirety of the Ingleside Campus, which includes also Lot 808 in Square 2287 along with the property in Square 2285 (collectively, the "Subject Property").

This application seeks special exception approval of Ingleside's use of the Broad Branch portion of the Subject Property as a recreation space and meeting room for the residents of Ingleside. Family and friends visiting Ingleside residents will use five bedrooms in the building on the Subject Property on a short-term basis. This space is important to Ingleside's residents' quality of life. This use will not increase the total number of residents at Ingleside and will not have an impact on the surrounding community; however, it will improve the day to day life of the residents at Ingleside. The proposed use of the building on the Subject Property is permitted with special exception approval pursuant to Sections 218 and 219 of the Zoning Regulations.

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Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO.16861
EXHIBIT NO.4