C# 16896

December 13, 2002

Geoffrey H. Griffis, Chairman
District of Columbia Board of Zoning Adjustment
441 Forth Street, N.W. - Suite 220 South
Washington, D.C. 20004

RECEIVED
D.C. OFFICE OF ZONING
2003 JAN -3 PM 1:59

Dear Mr. Griffis,

I am a resident of the Randle Highlands community located in Southeast Washington. I am writing to you to request and strongly recommend that zoning not be changed at Lot 812 in Square 5585 located on the corner of 27th & R Sts. S.E. The organization, "Randle Highlands Manor Limited Partnership" applying for the zoning change wants to construct a 52-unit assisted living facility on the subject property, Lot 812, Square 5585

BZA
Case No. 16896
Exhibit No. 51

The reasons that I do not want this 52-unit facility constructed in my community are: 1) there are already a number of social support facilities in very close proximity to the proposed facilitie - 1724 27th St., 2523 Park Place 28th & Pennsylvania Ave., 25th & R Sts., 2) increased parking problems from visitors,

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employees and support functions (trash pickup, medical professionals, tradesmen) constantly coming and going from the facility and 3) other use of the subject property would increase the tax base of the Randle Highlands community and help prevent property values from going down.

Finally, please consider my request and do not allow zoning to change at Lot 812 - Square 5585.

Sincerely,

Cornelius E. Bailey Jr.

Cornelius E. Bailey Jr.
1816 30th St. S.E.
Washington, D.C. 20020

C # 16896

To Whom It May Concern:

As a resident of the Randle Highlands Community, I am very concern and oppose to the proposal for the Randle Highlands Manor/Group home facility which is to be placed in our Randle Highlands Community. Our community consist of long time/term residency, who loves and keep up with what goes on in our community. We have a beautiful new elementary school in our neighborhood where our children/grandchildren feels comfrontable walking to school. Our children/grandchildren can play outside without fear. The facility proposes prospective danger to our children, grandchild, and community. I have live in the Randle Highland Community for over 23 years and I have not had nor witness any major problems and would like to keep it that way.

We believe that the proposed Randle Highlands Manor will bring unnecessary traffic, fear, and danger to our Randle Highlands Community, this project is not in the best interest of our children nor community. Our community values and property will be reduce tremendously and we will have to deal with other peoples mental, social behavior, physical problems. We already have a couple of group homes in the area that we are trying to cope with and monitor. So, we the people in the Randle Highland Community strongly oppose to the proposed Randle Highlands Manor/Group Home facility.

Paulette Tolbert
Long Time/Term Resident

Paulette Tolbert
12/8/02

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Monday, December 30, 2002

Geoffrey H. Griffis, Chairman
District of Columbia Board of Zoning Adjustment
441 Fourth Street N.W. Ste., 220 South
Washington, DC. 20004
CASE NUMBER ---------- 16896 Randle Highlands Manor

Dear Zoning Adjustment Board;

I am writing this letter on behalf of my concerns of the proposed site that is to be erected on a site where an apartment dwelling was located. This site is in the located in the sixteen hundred block of Twenty Seven Street SE, and I live in the Fit teen hundred block of Twenty Seven Street SE. I work to beautify my apartment grounds by planting flowers.

This location has been discus over two years. I attended some of the first meeting they said they would build low income homes or a low income apartment building on the site. I looked at the plans for the Assisted Living Facility. I am not an expert but these are my reasons for not wanting that type of building to go there:

A. They turn the site to face "R" street

B. The site comes all the way out to the sidewalk on 27th Street

C. They break the property line all the way up 27th Street from Pennsylvania Avenue to Texas Avenue

D. They will take away our parking space with 20 staff around the clock and visitors

E. The size of the room/ If you only need help with medication where are your living quarters.

F. The site is too small / the height is too tall for our area.

I have lived in my apartment unit over FORTY years. I am a productive resident of my ward. I would like for the applicant to do what they said they would put a low an affordable apartment unit or a **SENIOR CITIZEN BUILDING**. This is what would help the citizen within ward 7. I would like to say to the applicant to look around for a larger lot.

Thank you,

Junell H. Johnson
1560 27th Street, #301
Washington DC. 20020

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C # 16896

12/30/02

Zoning Adjustment Board

Dear Chairman & Members

I would like for you stop all proceeding in the site that the Randle Highlands Manor would like to build on "R" Street.

We have assisted with more then our share of Assisted Living Facility in these blocks. We would like to have a facility that would bring a balance to our community. This would be more homes or apartment
Buildings.

The design of the site out of balance with the small site that they have purchase. We would not want our community to have a large crime wave because of so many facilities. We have 4 in the same blocks that the site is proposed to be building. In the 52 hundred block of Pennsylvania Avenue we have two (5226, 5220).

Please denied this application on these basis

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Thank You,

2201 QST, SE Wash DC 20020

C.A. 16896

12/30/02

Geoffrey H. Griffis, Chairman
District of Columbia Board of Zoning Adjustment
441 Fourth Street N. W, Ste 220 S.
Washington DC. 20004

Dear, Zoning Adjustment Board

I am a long time resident of ward seven (30 years) my address is 2702 Q Street 3101 Washington, Dc. 20020. I work in my community and the rental property that I reside in. I keep the grounds beautified by planting flowers. I have worked with groups in my neighborhood. I belong to the Randle Highlands Citizens Civic Association. We consider ourselves as homeowners because we have lived there for a long period of time.

The apartment building that was demolished was within the structure of our community. The structure could have been remodel. What would help the elderly is a structure that would house the senior in the neighborhood that would be under renal control for a senior. A 20 or 25 unit could be place there with out any variances.

There are programs now in place to help you live at home and pay your love one for taking care of the sick or needed member you check with your insurance companies and the Federal government. We have Graham Home Health Care located at 3230 Pennsylvania Ave, SE. In the Penn Branch Shopping Center. They provides services that will help with medication in, bathing, clean, and the day to day chores for ten dollars any hour and is covered by Medicare and Medicaid. I think this is cheaper. I think we all would love to stay at home with all of our memorabilia's around us.

We now have educated love one in our families and they are looking out for us and helping us to make decision and they would not let us go to a place where the rooms are that small. It appear to have no love.

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Thank You
Frances E. Wiggins
2702 Q St. S.E. #101
Wash. DC 20020