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January 14, 2003

Mr. Geoffrey H. Griffis, Chair
D.C. Board of Zoning Adjustment
441 – 4th Street, N.W.
Suite 220 South
Washington, D.C. 20001

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Re: BZA Case No. 16896: Randle Highlands Manor

Dear Mr. Griffis and Members of the Board:

Attached for the case record please find a copy of the architectural drawings that were presented by Magda Westerhout, AIA, the Applicant's architectural expert consultant, at the January 7, 2003 public hearing. Also Ms. Westerhout makes the following statement with respect to the ratio of common to private space that is generally provided in assisted living facilities:

> "Mr. Moore,
> I have reviewed assisted living standards and have not found a published standard for the percentage of public space required in assisted living facilities. The 1992 Housing & Community Development Act defines Assisted Living Facilities as those that "includes common rooms or other facilities appropriate for the provision of supportive services to the residents of the facility" but does not specify the area required. Upon reviewing published plans for Assisted Living facilities I have found that the public space ranges from 50% of the overall square footage of the building to 30%, with 33% being seen most often. Please feel free to contact me with any further questions.
> Magda C. Westerhout, AIA"

Sincerely,

Jerry A. Moore III

Enclosure
cc: Ms. Pauline Marshall

Case No. 16896
Exhibit No. 57

Board of Zoning Adjustment
District of Columbia
CASE NO.16896
EXHIBIT NO.57

EXHIBIT 57

CASE NO. 16896

IS AN OVERSIZED EXHIBIT

PLEASE SEE AT OFFICE