01-07-02

Re: B; A Application, #16896:

To: Geoffrey H. Griffis (Chair)
D.C. Board of Zoning Adjustment
441 4th Street, N.W. Suite 220-S
Washington, DC. 20001

From: Margaret Parkman
Resident of 27th Street SE.
Washington, D.C. 20032

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BZA
Case No. 16896
Exhibit No. 62

Board of Zoning Adjustment
District of Columbia
CASE NO.16896
EXHIBIT NO.62

January 07 2003

Re: BZA Application # 16896:

PROPOSED ASSISTED LIVING FACILITY
27th STREET SOUTH EAST, WASHINGTON, DC

AS A TEN (10) YEAR HOME OWNER ON 27th STREET, I WELCOME POSITIVE GROWTH AND COMMUNITY ENHANCEMENT. LIKE MOST PEOPLE OF GOOD WILL, I SUPPORT THE VARIOUS SOCIAL PROGRAMS THAT ELEVATE THE CONDITION OF THE LESS FORTUNATE. MANY PEOPLE, WHILE AGREEING TO THE NECESSITY OF SOME OF THE PHYSICAL STRUCTURES THAT HOUSE THE MECHANICS OF THESE INITIATIVES, SIMPLY DO NOT WANT THEM IN THEIR PROXIMITY. AN APT ANALOGY WOULD BE, "EVERYONE FEELS SORRY, BUT NO ONE WANTS TO PAY."

VERY CLEARLY, SUCH IS NOT THE CASE IN OUR COMMUNITY. AS WE PRESENTLY HAVE FOUR (4) COMMUNITY-BASED RESIDENTIAL FACILITIES. THERE ARE TWO (2) OTHER CERTIFICATES OF OCCUPANCY WITHIN A 500 FT. RADIUS OF THE PROPOSED FACILITY WITH **THE HOUSE OF RUTH**, 1724 27th ST., S.E. BEING ONE.

THE PROPOSED FACILITY IS AMONG OTHER THINGS TOO LARGE FOR THE SURROUNDING COMMUNITY.

THERE ARE SEVERAL OTHER ISSUES TO BE EXAMINED:

1. TRAFFIC FLOW
   27TH STREET IS ALREADY A NATURAL CORRIDORS FOR TRAFFIC, BEING A CONDUIT BETWEEN NAYLOR ROAD AND PENNSYLVANIA AVENUE. THE PROPOSED FACILITY WILL OF NECESSITY, INCREASE TRAFFIC AND PARKING PROBLEMS.

2. PEOPLE FLOW
   THE PROPOSED FACILITY WOULD BECOME A MAGNET FOR OUTSIDERS. CRIME STATISTICS DEMONSTRATE THAT HOME BURGLARIES AND STREET CRIME, RISE WITH THE INCREASE "INVASION" OF OUTSIDERS, OR NON RESIDENTS.

3. PROPERTY VALUES
   THESE VALUES ARE SUBJECT TO A NUMBER OF DIFFERENT FACTORS. THERE ARE NATURAL OCCURRENCES THAT WILL DEPRESS PROPERTY. SUCH AS FLOODS, SINKHOLES, RADON, OR EARTHQUAKES. THERE ARE COMMUNITY CONTRIBUTIONS, SUCH AS GROSS NEGLECT, DRUG ACTIVITY, OR HIGH CRIME.

THEN THERE IS THE MANUFACTURED PROPERTY VALUE DEPRESSION CREATED SOLELY BY POLITICIANS. HERE, SECTIONS OF THE CITY THAT ARE DEEMED "POWERLESS" ARE SELECTED AS A DUMPING GROUND FOR ALL THE FACILITIES THAT WILL NOT BE TOLERATED IN GEORGETOWN, SPRING VALLEY, OR THE

OTHER ENCLAVES OF THE RICH AND POWERFUL.

IN OUR CASE, IT IS NOT AN ISSUE OF FAIRNESS, AS WE HAVE ALREADY ABSORBED OUR "FAIR SHARE". NOW WE ARE FACED WITH SATURATION. THE FULL MEASURE OF THE INSULT WILL BE REFLECTED IN THE SALE OF OUR HOMES. WHEN WE WILL NOT REALIZE ENOUGH CAPITAL TO PAY OFF OUR MORTGAGE, MUCH LESS TO MAKE A PROFIT.

THIS SITUATION DOES NOT OCCUR IN NATURE AND IS COMPLETELY AVOIDABLE. IT WILL BE AVOIDED, HOWEVER, ONLY BY THE MOST DETERMINED OPPOSITION TO THIS CONTINUED INVASION OF OUR NEIGHBORHOOD. IN ORDER TO PREVAIL, WE MUST HOLD THE POLITICIANS DIRECTLY RESPONSIBLE AND MAKE THEM REALIZE THAT THEIR POLITICAL FUTURE IF THEY HAVE ONE, IS BOUND TO THIS PROCESS.

Margaret Carlson