HOWARD UNIVERSITY HOSPITAL

2041 Georgia Avenue, N.W.
Washington, D.C. 20060

202/865-6100
202/745-3731 fax

July 29, 2003

Geoffrey Griffis
Chairman
District of Columbia Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210 South
Washington, D.C. 20001

Dear Mr. Griffis:

We received a copy of a July 25, 2003 letter prepared by the French Street Neighbors Association and submitted to the DC Board of Zoning Adjustment. A copy of this letter was sent late last evening, by facsimile, to our zoning consultants, Edward M. Johnson & Associates, who have provided a copy for our review this morning. The letter appears to focus on two primary issues, (1) potential use of the building as a dormitory and (2) parking.

However, the letter does not take into consideration the fact that Howard University Hospital submitted on January 23, 2003, a letter to the French Street Neighborhood Association stating its commitment to convert this building into an 11 unit apartment for hospital staff (see attached January 23, 2003 letter). Additionally, the May 15, 2003 zoning application, accompanied by all supplemental information supporting the zoning relief, further confirms Howard University Hospital's legal commitment to convert the building and maintain the structure as an 11 unit apartment building. Also, we recognize that if zoning relief is granted, the building must be maintained as an 11 unit apartment building to satisfy the terms of the zoning relief.

With respect to parking, five spaces have been provided at the rear of the site, not four spaces, which do satisfy current zoning requirements for an 11 unit building. As the January 23, 2003 letter states, the Hospital will continue to pursue other parking accommodations. In the interim, parking is allowed on Rhode Island Avenue before and after rush hour, an accommodation which will reduce negative parking impacts to the French Street Neighborhood Association and their residences. Also, the statement in the July 25th letter that Mr. Johnson indicated that no zoning relief was required is inaccurate. Howard University Hospital and its consultants, Edward M. Johnson & Associates, have pursued all legitimate avenues, including acquisition of support from ANC 2C and Council Member Jack Evans, in an effort to secure zoning approval for converting the 915 Rhode Island Avenue former medical building into an apartment building, efforts which serve to expand the delivery of housing in the nation's capitol.

We trust that the information cited herein serves to reinforce Howard University Hospital's commitment to improve the quality of 915 Rhode Island Avenue, which in a broader context, serves to enhance the Rhode Island Avenue Corridor and produce new housing for Howard University Hospital staff.

Sincerely,

SPMCoy

Sherman P. McCoy,
Executive Director/Chief Executive Officer

SPM/dr

BZA
Case No. 17035
Exhibit No. 39

Board of Zoning Adjustment
District of Columbia
CASE NO. 17035
EXHIBIT NO. 39