706 E Street, NE
Washington, DC 20002

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Tuesday, October 14, 2003

Board of Zoning Adjustment
441 4th Street, NW
Suite 210 South
Washington, DC 20001

In Reference To: BZA Case 17043

Dear Sir or Madam:

I have lived on Capitol Hill since 1990, and on E Street, NE, just a few blocks north of Medlink Hospital (located at the corner of 8th Street and Massachusetts Avenue, NE), since 1992. Many homes in the neighborhood have no off-street parking or garages, so residents are forced to park on the street. The on-street parking problem grows steadily worse each year. It is especially difficult to park on the street after 8:00 p.m. on weekday evenings and after 6:00 p.m. on Sunday evenings.

Earlier this year, the District's Zoning Administrator greatly reduced the number of off-street parking spaces that MedLink Hospital, (also known as Capitol Hill Hospital or the Capitol Hill Group), must provide for its staff and visitors. If Medlink does not provide adequate parking, Medlink's employees and visitors will compete with the community for scarce on-street parking. Also, reducing the parking requirements for Medlink could have a dire impact on the community if a portion of the property is later sold to a developer.

The Stanton Park Neighborhood Association has filed an appeal with the Board of Zoning Adjustment protesting the Medlink parking requirements, and I fully support this appeal. Specifically I support the following actions:

1) BZA should revoke the Certificates of Occupancy because the Zoning Administrator issued them without input from BZA or the community.

2) BZA should require Medlink's owners to provide the same number of parking spaces as in BZA's existing orders, which establish how much parking is adequate for the facility. There are up to 176 parking spaces in Medlink's underground garage. There is no reason for the owner not to use all available on-site parking spaces to reduce parking pressure on the neighborhood streets.

3) There is no evidence of any change in the scale of operations at Medlink. The owner appears to have sought the new Certificate of Occupancy for the sole purpose of reducing parking requirements.

4) Medlink is staffed 24 hours a day, so employees can park on the street during hours not covered by the residential parking program, making it hard for residents to park on evenings and weekends.

BZA
Case No. 17043
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO. 31

5) Medlink has a consistent history of disobeying the parking requirements imposed by BZA.

6) Any reduction in the parking requirements should be conducted through a public process with opportunity for discussion of the adverse impact that reducing the required parking spaces will have on the surrounding residential area.

Sincerely,

Ruth E. Anderson

Cc: Stanton Park Neighborhood Association