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

October 27, 2003

Dear Sirs:

I am writing in reference to BZA case 17043, regarding the proposed reduction of the number of parking spaces that MedLink Hospital must provide for its staff and visitors. I strongly object to the recent action by the DC Zoning Administrator in improperly reducing the number of required spaces from 276 (set by the BZA in 1999) to 85. This was done without consideration for the impact on the residents of the surrounding residential community, and despite the fact that the hospital apparently contains at least as many beds and employees as it did in1999. As a 25-year resident of Capital Hill in the immediate neighborhood of Medlink, I strongly urge you to reverse this decision by the Zoning Administrator and revoke Medlink's certificate of occupancy.

There are 176 parking spaces in Medlink's underground parking garage. I can see no reason that Medlink should or could not use all of these spaces for their employees, patients, and guests, rather than letting them park on the streets of the neighborhood, where parking is already extremely limited.

My wife and I live in the 600 block of Constitution Avenue NE. Since none of the houses on the north side of our block have any off-street parking associated with them, and parking is allowed on only one side of the street, everyone in this block is severely affected by any overflow parking from the MedLink Hospital one block away. Many people often have to park their cars several blocks from their homes, which, at night, can be a potential safety problem.

This problem can only be made worse by any possible future development on that property. In 2000, for example, a large-scale apartment complex was proposed for the site. At that time, I and two other residents conducted a parking survey of 57 blocks surrounding the MedLink hospital on two typical evenings. The results for both evenings showed that there were nearly as many illegally parked cars over the totality of this 57-block area as there were vacant legal parking spaces available. If all cars had been parked legally, there would have been almost no available parking spaces. And this was before the recent closing of the MedLink lot on the west side of 7th St. to allow building of a number of new townhouses by the Holladay Corporation.

This survey clearly showed that parking is already a serious problem in our neighborhood. I urge you not to exacerbate the problem by allowing any reduction of the MedLink parking requirement. Reverse the recent improper action by the Zoning Administrator. Thank you for your attention.

Sincerely,

Kendall Thomas LePoer
600 Constitution Ave., NE
Washington, DC 20002

RECEIVED
D.C. OFFICE OF ZONING
2003 OCT 29 PM 3:59

BZA
Case No. 17043
Exhibit No. 59

Board of Zoning Adjustment
District of Columbia
CASE NO. 17043
EXHIBIT NO. 59