October 24, 2003

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

RECEIVED
D.C. OFFICE OF ZONING
2003 OCT 28 PM 4:00

Dear Sirs:

I am writing in reference to BZA case 17043, regarding the proposed reduction of the number of parking spaces that MedLink Hospital (also known as the Capitol Hill Hospital or the Capitol Hill Group) must provide for its staff and visitors. It is my understanding that the DC Zoning Administrator improperly agreed to reduce the number of required spaces from 276 (set by the BZA in 1999) to 85, without any input from the surrounding residential community and despite the fact that the number of hospital beds and hospital employees remains the same or is greater than in 1999.

I am a 25-year resident and home-owner in the 600 block of Constitution Avenue, NE, one block from the MedLink Hospital. 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), we and our neighbors are severely affected by any overflow parking from the MedLink Hospital.

I am particularly concerned by what the ramifications of this reduction of required parking spaces associated with MedLink would be for the future use of that property, or portions of it, by developers. In 2000, for example, a large-scale apartment complex was proposed for the site. At that time I and two other residents conducted a careful and systematic parking survey of the 57 blocks immediately surrounding the MedLink hospital on two typical evenings. The results for both evenings showed that there were nearly as many cars illegally parked over the totality of this 57-block area as there were vacant legal parking spaces available. For safety and security reasons, after dark residents often park illegally rather that park at a great distance from their homes.

As the above-mentioned survey clearly showed, parking is already a serious problem in our neighborhood. I trust that you will not exacerbate the problem by allowing any reduction of the MedLink parking requirement. Thank you for your kind attention to my concerns and those of my neighbors.

Sincerely,

Barbara Leitch LePoer

Barbara Leitch LePoer
600 Constitution Ave., NE
Washington, DC 20002

BZA
Case No. 17043
Exhibit No. 60

Board of Zoning Adjustment
District of Columbia
CASE NO. 17043
EXHIBIT NO. 60