Patrick M. Costigan/Julie A. Beecher
622 Constitution Avenue, NE
Washington, DC 20002

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

RE: BZA Case 17043

To Whom it May Concern:

As home owners dependent upon street parking located around the corner from the MedLink property, we are quite concerned about the recent MedLink request to reduce the number of on-site parking spaces that it is required to maintain.

As parking is allowed only on one side of Constitution Avenue, and those of us on the north side of the street have no alley options, we struggle with finding reasonable on-street parking options on a daily basis. Many of the available spaces appear to be taken by MedLink personnel, which particularly exacerbates the parking problem on evenings and weekends.

Given the demand for on-street parking by residents, it is not clear to us why MedLink seeks the reduction when there is no apparent decrease in service levels at the facility or demand for employee parking. It is also puzzling that MedLink would not first fully utilize all of its available underground parking when so many employees continue to park on the surrounding residential streets. It makes us wonder if there is perhaps another agenda in the works for the site. Could this be the first step in a sub rosa plan to reduce the parking requirements for the site to make it more attractive for future sale and redevelopment? We urge you to probe this possibility in your review of this request.

More specifically, we would expect that any request for reduction in the MedLink parking requirements be conducted through a public process with opportunity for discussion of the impact that such a reduction would have on the surrounding residential area. As this has not been the case to date, we urge you to revoke the Certificate of Occupancy granted to MedLink because the Zoning Administrator issued it without input from BZA or the community. In future hearings, we urge you to require MedLink to provide the same number of parking spaces as in BZA's existing orders, which establish use of approximately 176 parking spaces in MedLink's underground garage. And finally, if somehow such reviews lead to a reduction in the on-site parking requirement, we emphatically urge you to limit any such reduction to the current MedLink use and not to be transferable upon any sale or other conveyance of the property.

BZA
Case No. 17043
Exhibit No. 61

Board of Zoning Adjustment
District of Columbia
CASE NO.17043
EXHIBIT NO. 61

Thank you for your attention to this matter. As there are many of us in the neighborhood quite interested in this issue, would you be so kind as to inform us directly as to any meetings or deliberations on the MedLink case so that we might help keep our neighbors informed?

Sincerely,

Patrick M. Costigan

Julie A. Beecher

Cc: Councilwoman Sharon Ambrose
Advisory Neighborhood Commissioner Bill Crews