October 28, 2003

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

Re: BZA Case 17043

To the Board Members:

I am writing to the BZA in support of the Stanton Park Neighborhood Association's appeal of the District's Zoning Administrator ruling that significantly reduced the number of off-street parking spaces that the MedLink facility on Capitol Hill (aka Capitol Hill Hospital or the Capitol Hill Group) must provide for its staff and visitors.

My wife and I live at 638 A St. NE., or approximately one-block from Medlink. We have lived at this location for nearly 30 years. We are active members of the community participating in a number of civic organizations. In 2001-2002, I was personally active in an ad-hoc citizen's group called the Capitol Hill Coalition for Sensible Development that was formed in response to Medlink's attempts to sell some or all of its property to real estate developers. I am therefore intimately familiar with this whole parking situation at Medlink.

Medlink has consistently been a poor neighbor to our community. This whole parking issue is but one example of its overall anti-neighborhood behavior. Instead of complying with established BZA orders to provide adequate parking, Medlink appealed to the Zoning Administrator to reduce the number of off-street spaces from the required 276 to 85. In 1999, the BZA determined that 276 spaces was the appropriate number of parking spaces for Medlink's size at that time (162 beds and 340 employees). Today, Medlink has 177 beds and over 300 employees, yet the Zoning Administrator agreed to reduce the number of required parking spaces to just 85.

Based on Medlink's long-established behavior in our community, many of us have strong suspicions concerning the owner's true motivation in requesting fewer parking spaces. By reducing the number of required spaces, the MedLink property becomes that much more attractive for a developer to convert these large buildings into private residences. There simply is no other logical explanation for Medlink's interest in reducing the number of off-street parking spaces.

That decision by the Zoning Administrator was wrong and must be reversed by the BZA.
I urge the Board to compel Medlink to open up and use its entire existing garage.

Thank you,

William Sisolak
638 A St. NE
Washington, DC 20002
202-546-2534

BZA
Case No. 17043
Exhibit No. 72

Board of Zoning Adjustment
District of Columbia
CASE NO. 17043
EXHIBIT NO. 72