STATEMENT OF BURDEN OF PROOF
FOR SPECIAL EXCEPTION RELIEF

Ingleside at Rock Creek Park (the "Applicant") requests a special exception to add an additional thirteen units to an existing community residence facility / health care facility located at 3050 Military Road, N.W. (Square 2287, Lot 809) (the "Subject Property"). The Applicant is entitled to a special exception pursuant to 11 DCMR §§ 218 and 219 because it can demonstrate: (1) it is capable of meeting all applicable code and licensing requirements; (2) it has adequate and appropriately located off-street parking; (3) it will not have an adverse impact on the neighborhood because of traffic, noise, operations, or the number of similar facilities in the area; and (4) the program goals and objectives of the District cannot be achieved by a facility of a smaller size at the subject location, and there is not other reasonable alternative to meet the program needs of this area of the District.

The Subject Property is located in the R-1-A Zone District. The Subject Property is currently improved with a community residence facility / health care facility. Use of the Subject Property as a community residence facility / health care facility was originally approved in 1960, and the facility has been in continuous operation since that time.

The proposed project consists of interior renovations only. It will reconfigure space in the basement of the building located on the Subject Property so as to add an additional thirteen units. The property is large and well-screened from nearby residential uses by expansive lawns, trees, and other green space. After the addition of the new units, the Subject Property will offer a total of 202 off-street parking spaces, which is more than adequate to meet the needs of the facility.

BZA
Case No. 17114
Exhibit No. 8

Board of Zoning Adjustment
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