Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3-D
P.O. Box 40846
Palisades Station
Washington, D.C. 20016

September 18, 2004

Mr. Geoffrey Griffis
Chair
Board of Zoning Adjustment
441 4th Street, NW, Suite 210-S
Washington, DC 20001

RE: BZA Application 17238 - Proposed addition to the Grand Oaks Facility, Sibley Hospital

Dear Chairman Griffis:

Advisory Neighborhood Commission 3D held its regularly scheduled monthly meeting on September 8,2004 at Sibley Memorial Hospital's Ernst Auditorium. Proper notice was given at least seven days before the meeting by posting signs throughout the neighborhood, notifying people by email, through our website and in the Northwest Current newspaper. A quorum (4) was present at all times.

One of the items on our agenda was a presentation by Mr. Jerry Price, COO of Sibley Hospital for the proposed addition of thirty-six assisted living units to the Grand Oaks facility. Based on Mr. Price's presentation, the proposed addition requires special exception relief pursuant to #358 of the Zoning Regulations for the new assisted living units and variance relief from the height and number of stories limitation of #400.1 and the rear yard requirement of #404.1 of the Zoning Regulations.

The Commission noted that since the Grand Oaks facility began its operations on the Sibley property there have been few negative impacts on the surrounding community and the leadership of Sibley Hospital/Grand Oaks has been very responsive to all issues raised by members of the community and the ANC. The Commission believes that the proposed application has been located on the Sibley Hospital property in a location that will mitigate any impacts on neighboring residential properties. The height of the proposed building the number of additional units that are proposed are not likely to cause any adverse impacts on the surrounding community. Additionally, ANC3D does not believe that the additional assisted living units will create any adverse traffic or parking impacts on neighboring properties.

The Commission approved this request (6-0-0) for the following reasons: There is a pressing need in the local community for assisted living which this expansion would supply; the height will conform with the height on the north side of the other buildings; There will be four stories - the ground story will be a parking garage with the upper three floors for additional living quarters; the rear yard setback does not intrude upon existing residences or structures except the PEPCO facility which is not a residence.

BZA
Case No. 17238
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO. 17238
EXHIBIT NO. 25

We hope that the Board will give our decision the great weight to which we are entitled under DC law.

Thank you

Sincerely,

Alma H. Gates

Alma H. Gates
Chair, ANC3D