

November 12, 2018

To: District of Columbia Board of Zoning Adjustment
Re: Letter of Opposition for Case No. 19751 (Application of MED Developers)
From: Catherine Bohigian

Dear Members of the Board of Zoning Adjustment:

My home is close to the proposed project by MED Developers and Guest Services for a CCRC/memory care facility at 2619-2623 Wisconsin Ave NW. I am writing in opposition to this project.

The facility fails to meet the special requirements for a CCRC facility.

Parking in our neighborhood is already very difficult, with homeowners often not able to park near their own home due to parking by staff and guests of the Glover Park Hotel and tenants of the apartment buildings on the west side of Wisconsin Ave. It is incomprehensible that the city would permit a facility with many residents and requiring many staff, all of whom would be expected to park in our overburdened neighborhood, to be placed in a lot designed for single family homes.

I am also troubled by the increased traffic that would be caused as the facility routes emergency vehicles, ambulances, and deliveries through our neighborhood instead of Wisconsin Ave. This is a neighborhood where children walk to and from Guy Mason Recreational Center, including our three children for years, and an increase in traffic at this level will take that ability away. It fundamentally changes the nature of the residential neighborhood. These are also relatively narrow streets, once the street parking is taken into account, with narrow alleys. The Department of Transportation needs to take another look – perhaps this time including senior officials looking at the site and surrounding streets and alleys firsthand.

Finally, the size of the facility is massive and there has been no attempt by MED Developers to adapt the facility the neighborhood.

The owner of this lot bought the lot years ago knowing what the zoning rules were, and has been trying ever since to get around those rules in order to build a structure that would produce more income. It's time to put a stop to this, not reward political contributors.

I agree with ANC 3C and many of our neighbors and oppose this project.

Sincerely,
Catherine Bohigian
2725 36th Place, NW
Washington, DC 20007