

**OPPOSITION LETTER TO BZA APPLICATION NO. 21240  
OF 71 FLORIDA AVE 39, LLC.**

Board of Zoning Adjustment  
441 4th Street, NW  
Suite 210S  
Washington, DC 20001.

Dear Chairperson Hill and Members of the Board,

My name is: Eulvid Rocque am a tenant /owner  
at 4210 Eads St Ne, which is near 4237 Eads Street, NE  
and I am opposed to this proposed conversion of this property into an assisted  
living facility with 16 beds, which will provide care for individuals with neurological  
and orthopedic conditions, including dementia.

I am concerned about the potential impact this facility could have on our  
neighborhood.

Reason(s) for Opposition:

Traffic, parking, loitering, noise and safety  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Thank you for your consideration of my concerns.

Sincerely,

*Eulvid Rocque*

Date: 02/28/2025