

Yolanda Sorto

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District of Columbia Board of Zoning Adjustment

441 4th Street, NW, Suite 200S
Washington, DC 20001

**RE: TESTIMONY IN OPPOSITION TO THE PROPOSED BZA APPLICATION
NO. 21240.**

Dear Members of the Board,

I respectfully submit this testimony in opposition to the proposed special exception request by 71 Florida Ave 39 LLC to establish a 16-bed assisted living facility at 4237 Eads Street, NE. While the applicant claims that the facility will have no adverse effects on the surrounding community, the proposal fails to meet the special exception criteria in multiple areas, posing significant concerns regarding parking, traffic, and community impact.

Reasons for My Opposition:

1. Inadequate Parking and Increased Traffic Congestion

- The facility plans to provide only four parking spaces, which is not enough for staff, medical personnel, and visitors.
- Increased traffic could cause issues for residents who rely on street parking.
- Emergency vehicles, frequent deliveries, and shift changes will increase congestion and disrupt traffic flow on our residential streets.
- The assertion that "occupants are not expected to have cars" does not eliminate the reality that staff and visitors will require parking, leading to increased street congestion.

2. Disruption to the Residential Nature of the Neighborhood

- Our neighborhood consists of single-family homes, and introducing an institutional facility does not align with the intended use of this area and converting a house into a high-occupancy healthcare facility sets a precedent for commercial-style development in a place meant for families.
- A 16-bed facility will bring continuous foot and vehicle traffic, creating disturbances for families who have chosen this community for its residential feel.

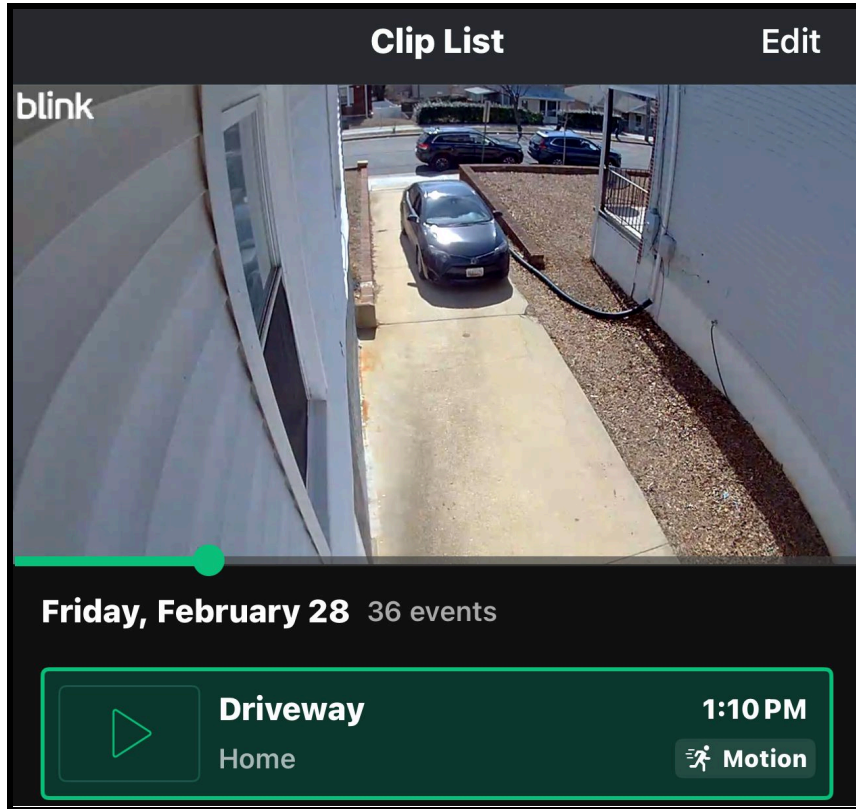
- The applicant states that the facility will be a quiet use with limited visitors, but there is no enforceable guarantee of this.

3.Potential Noise and Safety Concerns

- With staff rotating in and out, patient transport, and visitors coming at different hours, the noise level will increase, affecting the peaceful environment of our community.
- Assisted living facilities can require frequent emergency services, leading to sirens and disruptions at all hours.
- There is also no clear plan for how security and resident safety will be managed, raising concerns about who will be coming and going from the facility.
- Patients with neurological conditions, such as dementia, may be at risk of wandering, which could pose safety concerns for both them and local residents.

4.Oversaturation of Non-Residential Facilities on Our Block

- The presence of multiple non-residential facilities on a single block fundamentally alters the character of the neighborhood.
- 4230 Eads Street NE, which is directly next to my house, currently operates as a transitional home for people recently released from jail under Project Nehemiah.
- The addition of another facility at 4237 Eads Street NE would further increase the concentration of institutional uses in an area originally zoned for residential living.
- Personally, I have experienced issues with staff or visitors from the transitional home at 4230 Eads Street NE disrespecting street parking regulations and blocking my driveway. This has happened many times; below is a photo showing one such instance.



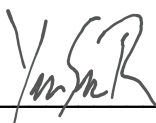
Adding another non-residential facility will worsen the parking.

5.Potential Impact on Property Values

- The introduction of a 16-bed assisted living facility in a primarily residential area may decrease property values in the neighborhood.
- The commercial nature of the facility and the associated traffic, noise, and potential safety concerns could make nearby properties less desirable.
- Families who have invested in homes in this neighborhood may see a reduction in their property values due to the change in the character of the area.

For the reasons stated above, I respectfully request that the Board of Zoning Adjustment reject the application for a special exception to establish an assisted living facility at 4237 Eads Street NE.

Sincerely,



Yolanda Sorto

03/09/2025