



Advisory Neighborhood Commission 4B

Government of the District of Columbia

RESOLUTION #4B-25-0406

Calling on the District of Columbia Board of Zoning Adjustment to Deny Case Number 21250/Case Name Fikremariam Genesha, Which Would Permit a 14-Bed Health Care Facility Use in an Existing, Detached, One-Story Plus Basement, Building in the R-2 Zone., 7140 Eastern Avenue, N.W, Washington, D.C. 20012-1810, Square 3178E, Lot 115

Adopted April 28, 2025

Advisory Neighborhood Commission 4B (the Commission) takes note of the following:

- On December 2, 2024, Applicant Fikremariam Mengesh filed a Special Exemption permit request before the District of Columbia Board of Zoning Adjustment (BZA)
- The applicant's history of mismanagement of the exterior of the above-mentioned property has been a source of concern to the neighboring residents
- The applicant has no known expertise or training in the management of a home health care facility.
- The scope of the application will have at minimum capacity minimum eight patients plus staff, at maximum capacity 14 patients plus staff, in a property with 1, 515 square footage of living area, as assessed by the District of Columbia Office of Tax and Revenue.
- The applicant has stated that the patients in the proposed home health care facility will be short-term neurological and orthopedic patients and long-term dementia patients.
- The applicant has not included in the interior plans presented to the BZA any provision for on-site physical therapy.
- The applicant has not presented in the exterior plans to the BZA any provision for wheelchair access to the property.
- The applicant has not presented to the BZA any provision for waste management in general and no provision for the disposal of medical waste.
- Immediate neighbors have expressed their concern about the proliferation of like home health care facilities currently extent in the vicinity of this proposal.

RESOLVED:

- Advisory Neighborhood Commission 4B urges the BZA to deny this Special Exemption Case.

Board of Zoning Adjustment
District of Columbia
CASE NO.21250
EXHIBIT NO.33

FURTHER RESOLVED:

- That the Commission designates Commissioner Doug Payton, ANC 4B01, to represent the Commission in all matters relating to this Resolution.

FURTHER RESOLVED:

If the designated representative Commissioner cannot carry out her representative duties for any reason, the Commission authorizes the Chairperson to designate another Commissioner to represent the Commission in all matters relating to this resolution.

FURTHER RESOLVED:

That consistent with DC Code §1-309, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

ADOPTED by a consent calendar vote at a regular public meeting (notice of which was properly given, and at which a quorum of seven of nine members was present) on April 28, 2025, by a vote of 9 yes, 0 no, 0 abstain.