

From: [Micah Winograd](#)
To: [DCOZ - BZA Submissions \(DCOZ\)](#)
Subject: Written Testimony: Case #21269 (2413 Shannon Pl SE)
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To whom this may concern,

I am writing to express my **OPPOSITION** to Gah Development LLC's request to permit a 32-bed healthcare facility in a new 3-story building that was meant for housing (2413 Shannon Place SE, RF-1 zone).

The subject property was given to the developer under the Vacant to Vibrant program in 2018 (<https://dhcd.dc.gov/page/vacant-vibrant-dc>). The resulting building is designed and built as multi-unit housing. Given the layout of the residential building (multiple floors, no elevators, limited access), it will be incredibly difficult to fit 32 patients in a safe manner in the building. Further, the amount of patients proposed provides each patient with only about 94 sq feet of space. The building is simply too small for the number of patients envisioned and the layout is that of a multi-unit residential property which makes it extremely difficult to keep sick patients safe.

The subject property is located directly across the street from a public elementary school on a street otherwise filled with single family homes. The types of patients being proposed (including those with dementia) deserve more than the space allows and dementia patients could easily escape the building and wander the neighborhood which would be unsafe for them.

In summary, while healthcare facilities are necessary, there are many of these present in the nearby vicinity and the building must be appropriate to the needs of the patients. This building will not provide patients with a safe environment or enough space and takes away from the original purpose of the building which was much needed housing for the neighborhood.

Sincerely,

Micah Winograd
Resident, Ward 8

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Board of Zoning Adjustment
District of Columbia
CASE NO.21269
EXHIBIT NO.25