

## Cochran, Patricia (DCOZ)

---

**From:** jenny verdery <jennyverdery@gmail.com>  
**Sent:** Monday, September 17, 2018 5:02 PM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Cc:** Jenny Verdery  
**Subject:** Opposition to Development of a 36-Unit "Memory Care Facility at 2619-2633 Wisconsin Avenue.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

To: Members of the BZA

Subject: Opposition to Development of a 36-Unit "Memory Care Facility at 2619-2633 Wisconsin Avenue.

Ladies & Gentlemen:

We are writing to join the many concerned neighbors in opposition to this development. We live very close to the proposed site and have several reasons for opposition. In fact, although we live just outside of the surrounding 200 feet from the proposed facility, we have first hand knowledge of issues dealing with an ally shared by a commercial establishment. We have had to deal with traffic from a commercial, non-conforming dense building everyday and we believe that adding another one to the mix is not sustainable. We have been blocked from leaving our garage at all times during the day. Our children have been late to school and we have been late to work because a truck or vendor has parked and left the truck to unload items for the facility. The number of vendors varies day to day and they arrive at all hours. Some stay for short periods delivering linens for example, while other might be there for as long as 30 minutes. It is been incredibly hard to manage with our schedules. We would like to have our teenage children park in our garage as it is the safest way to enter the house at night but they often don't want to for fear of being trapped by a delivery truck when they need to go to school. Parking on our own street is not always an option because there are limited spaces and many are already filled with non residents parking for an extended period of time. The parking allows for overnight parking on our street by non residents and I think because of that the street is always filled with Hotel guest or others from the other side of Wisconsin Avenue. While parking issues are not unique to this neighborhood they are exasperated by commercial facilities that do not offer parking. The Hotel we share the ally with does in fact have parking but many of the employees and visitors still park on the street to avoid paying the parking garage fee. Since we have moved into the house the Hotel has made a huge effort to manage vendors and the delivery trucks. Unfortunately the system still is not great due to the fact that many of the deliver drivers do what is easiest for them and what will save time and energy without regard to concerns for the fact that it is a residential neighborhood.

In addition, I can attest that having a facility directly next door adds to the amount of litter and garbage that lands on my property. It seems that people that are just visiting the area, weather to stop by the Hotel for a drink, or even stay overnight, do not respect that the surrounding properties are individuals and families and I have personally witnessed them just dumping trash from their vehicles onto the sidewalk or street.

We have also witnessed visitors game the parking system and parking laws by leaving their vehicle in one spot for 2 hours and then moving it further down the street or to an alternative street just a block away to avoid being

ticketed. There needs to be on site parking for visitors and employees at any new commercial establishment. We do not have the capacity for more cars in the limited off street parking so close to Wisconsin Avenue.

We purchased our home just under two years ago and have made a substantial investment in the neighborhood and community. We believe that this new development would jeopardize our investment and sense of community and safety. We are concerned that the development of this facility will not play out as stated by the developer and instead cause multiple issues with parking, traffic and safety.

We support proper care for the elderly and support development to aid our growing population. I regularly visit the elderly center located at Adas Israel and St. Albans and parking and traffic remain a real issue of concern at those sites and they both have huge off street parking lots. It is important that anyone in an elderly care facility be visited by family and friends but there needs to be a safe and convenient way for them to park and stay while they visit. This new proposed site does not have an adequate plan for parking, visitors and safety and has the potential to turn our street and ally into a traffic log jam and be detrimental to all parties: the residential neighbors, the elderly residing in the facility, the medical and other professionals that need access, the workers and visitors.

This is a quiet neighborhood and we expect that for our children and selves. The addition of the proposed Memory Care Facility will dramatically change the sense of security we are trying to maintain while still living in an urban setting.

We hope that the government of the District of Columbia will help us protect our community and investment in DC. We hope that the zoning for the neighborhood (R-18) that has been in place for decades will remain in tact. We do not see ANY compelling public good to be served granting a variance of this kind in this location.

We respectfully urge the BZA to take the position of opposing this development.

Sincerely,

Jenny and Stewart Verdery