

Cochran, Patricia (DCOZ)

From: marilyn sheneman <marilynsheneman@gmail.com>
Sent: Monday, September 24, 2018 10:09 AM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Letter in Opposition to Case# 19751, application by MED

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Dear Chairperson Hill and members of the BZA,

I write in opposition to BZA Case 19751.

I am a resident of ANC3C08. I have reviewed the submission of BZA 19751, and attended public meetings on August 29 and September 29. That a multi-story facility with 36 rented bedrooms is considered conforming to any definition of low density, single-family residential housing is befuddling. In my opinion, neither the homeowners who reside nearby nor future patients in the proposed Memory Care Facility appear well served by the plans as outlined by MED and its representatives. Residents in 3C08 have reasonable doubt regarding fit and viability of the proposed facility; I hope the BZA's assessment of MED's application will give reasonable weight to these concerns.

Over the past five years I have had the opportunity to work closely with our ANC on numerous matters related to zoning, building regulations, the variance process and requests for non-conforming uses, before both the BZA and the FMBZA. In my experience, the information presented by the MED team is strikingly lacking in detail and questionable in its assumptions. I have walked the streets surrounding the proposed site on multiple occasions and have yet to validate the parking data presented by the developer. In addition to the poor parking study, the plan fails to provide details regarding deliveries, medical responders and service providers, or the impact of added traffic and parking on neighborhood streets. Healthcare professionals who were present at the meetings voiced concerns about the plan's quality of care. Disregarded by the developer, their concerns were consistent with what I observed when my mother resided in a memory care facility...until she passed away. Imagine the hardship that MED's plan would have

imposed on my mom and my family had we been required to find a new care facility when she began failing. Furthermore, using the example of my mother, turnover certainly impacts census numbers. Unless there are guarantees from another, unnamed source, can a facility of this size be financially viable in its stated use? If/when it fails, what will "it" be? How will it be used? And what will be the unspoken impact to the homeowners of ANC3C?

As taxpayers and property owners we should be able to rely on published regulations, the variance process and proper application of their intent. A decision about a project of this magnitude, which requires a special exception to the zoning regulations, deserves deliberate consideration of reliable information. The developer has not been forthcoming. This construction project – in any of the proposed uses thus far, and not including whatever uses may follow when this one fails – does not conform to the definition or spirit of low-density, single-family residential housing. I encourage the BZA to reject Case#19751.

Sincerely,

Marilyn Sheneman

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