

November 10, 2018

To: District of Columbia Board of Zoning Adjustment

Re: Letter of Opposition for Case No. 19751 (Application of MED Developers)

From: John Barabino

Dear Members of the Board of Zoning Adjustment:

My home is close to the proposed project by MED Developers and Guest Services for a CCRC/memory care facility at 2619-2623 Wisconsin Ave NW. I am writing in opposition to this project.

I bought my home at 2716 36th PI NW a little over 2 years ago. I am a single parent of a 8 year old child, and previously lived in the busy Dupont / Logan Circle area. I chose this neighborhood as it is a quiet, safe neighborhood where I could raise my son over the coming years and feel comfortable letting him develop his independence by having the freedom to walk to visit his friends in the neighborhood, play outside, ride his bike, etc.

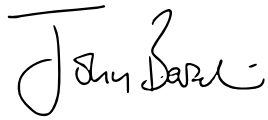
I am very concerned about this application to the BZA (application #19751) to get an exception to the approved zoning to enable the developer to build a large, institutional commercial structure. It's right at the end of the alley where my son frequently rides his bike or plays ball but most importantly, the facility fails to meet three of the special requirements for a CCRC facility:

- Parking in the neighborhood is already overburdened with traffic from the Glover Park Hotel and apartment buildings on the west side of Wisconsin Ave.
- The plans will route all traffic including emergency, ambulances, deliveries through the community and not Wisconsin Ave. I am very concerned at having emergency vehicles, ambulances and delivery vehicles routed through a residential neighborhood with many children, young families pushing strollers and seniors.
- The size of the facility is massive and there has been no attempt by MED Developers to adapt the facility the neighborhood. Instead, the plans I saw the at neighborhood presentation by the developer were very much a giant "bunker" that fills up all the lots and will dominate the surrounding neighborhood (especially given the way the lots slope upwards towards the intersection with Edmunds street).

Please note that in addition, in their application, the developer omitted one of the lots (812) on which this very large structure is proposed to be built. Since I am within 200ft of that lot, I was supposed to be included as a party to the request for this zoning exception and I was not notified at the time and have still not been notified.

I agree with ANC 3C and many of our neighbors and strongly oppose this project.

Sincerely,

A handwritten signature in black ink, appearing to read "John Barabino". The signature is written in a cursive style with a prominent initial "J".

John Barabino

2716 36th PI NW,  
Washington,  
DC 20007