

Cochran, Patricia (DCOZ)

From: Paul M Rodgers <paulmrogers@gmail.com>
Sent: Tuesday, November 13, 2018 11:02 AM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Case Number :19751; Application for Special Exception at 2619-2623 Wisconsin Avenue NW

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For the attention of BZA:

In common with substantially all the neighborhood affected, I strongly oppose the Special Exception request for Case 19751 at 2619-2623 Wisconsin Avenue NW. My house at 3530 Edmunds St NW is approximately 650 feet from the site and directly on the access route for the service entrance proposed for 2619-2623 Wisconsin Avenue NW. I oppose on the grounds that:

1. The proposal would build only 9 parking spaces versus the normal minimum of 19. Given the vehicles associated with the staffing level at the facility, plus deliveries and visitors it is inevitable that there will be severe difficulties for local residents to park near their homes. The DDOT study looked at available parking spaces during business hours which misses the point entirely: people return to their homes in the evenings at which time there are very few if any available parking spaces already. I live in the affected neighborhood and testify that this is so. The proposed Community will be staffed 24 hours and at the evening shift change-over there will be twice as many staff cars, plus evening visitors to the Community residents. The combination will completely overwhelm local parking capacity, which is greatly detrimental to our R1B neighborhood.
2. Access to the site for delivery vehicles, which would be necessary to supply the proposed Community with food and supplies, would be via a narrow public alleyway, which will inevitably become blocked and the passage of vehicles restricted. It is also likely that the junction of Edmunds St with Wisconsin will frequently be congested or obstructed for the same reason.
3. I am concerned that MED Developers' intent is to achieve a zoning adjustment by way of a special exception for a Continuing Care Community in order to construct a building outside of R1B constraints, which may subsequently be re-purposed for another use. A Zoning "Bait and Switch" in the vernacular.

Sincerely

Paul Rodgers

3530 Edmunds St NW

Board of Zoning Adjustment
District of Columbia
CASE NO.19751
EXHIBIT NO.456