

STEPHEN I. DANZANSKY

ATTORNEY AT LAW

3609 EDMUNDS STREET, N.W.

WASHINGTON, D.C. 20007

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Office: (202)
333-4044
Fax: (202)
625-0069
Mobile: (617)
823-7101
steve@danzansky.com

Dear Chairman Hill and Honorable Members of the Board

As residents of the Massachusetts Avenue Heights community for almost 50 years, we are writing to voice our OPPOSITION to the proposed application for a Memory Care Facility at 2619 Wisconsin Avenue, NW (Case number 19751).

We have resided at 3609 Edmunds Street, N.W. for close to 50 years and the lots upon which our residence is built (SQUARE 1933, LOTS 0002 AND 0003) are within 200 feet of the structure which the developer in BZA application #19751 seeks to erect at the intersection of Wisconsin Avenue and Edmunds Street, N.W.

Since the application requests a special exception to alter the zoning classification for a neighborhood that, for all the years of our home ownership has been zoned R-B-1, it is incumbent upon the applicant to carry the burden of showing why the proposed commercial use of those properties will be of such public benefit and have so little impact on the quiet enjoyment of the residences surrounding it, that a zoning change is warranted. They cannot meet that burden.

We have been actively engaged in listening to and responding to MED Developers' previous efforts to push the use envelope of a quiet and civically-responsive neighborhood from its current R-B-1 zoning to something else—the "else" being massive, and out-of-character, institutional building structures put to uses that will inevitably bring more traffic, pollution (noise, light, exhaust), and a significant change of character to the homes adjacent and proximate to the proposed facility. As mentioned, our house is less than a block away from lots 44 and 812.

We were first introduced to MED Developers in 2016 when they proposed building a homeless shelter on that site. This plan soon collapsed when it was discovered that MED Developers would be the recipient of very generous leasing fees funded by DC taxpayers. Then we attended meetings to hear their proposals for an age-restricted apartment building for seniors/a senior living community; a lightly-assisted living facility; a full assisted living facility. Now this.

We are also concerned about the impact of this facility on parking in the neighborhood. The MED/Guest Services proposal lists 9 parking spaces for staff and visitors. With 18 staff members, simple math would conclude that a significant number of visitor/staff automobiles would be deposited on the streets of our neighborhood. My wife requires a handicapped parking sticker and has difficulty walking more than a block from our home. Already, our

Board of Zoning Adjustment
District of Columbia
CASE NO. 19751
EXHIBIT 2018-015

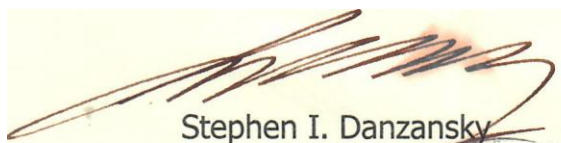
neighborhood is burdened with cars from several nearby apartment buildings, churches and synagogues, service vehicles, transportation vehicles feeding the Glover Park Hotel and the Russian Embassy's occasional receptions. That alone is a lot to ask of those of us who own single-family homes. Should this proposed institution's street parking overflow further congest our streets with automobiles we would have to seriously consider moving.

We also have sincere doubts about the competency of the applicant's service provider to operate a memory care care facility. We would first question why such a facility is a necessary public good in the District of Columbia. And once crossing that threshold, ask that the Board consider whether the applicant's selection of Guest Services, the hot dog vendor at Fed Ex Field, indicates a *serious* effort to supply that civic need.

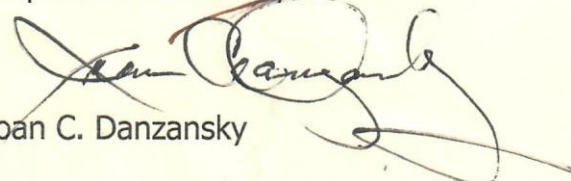
We request that you to thoroughly review our concerns and those of our neighbors. As fellow-citizens we would also ask that you embrace the *ethic of reciprocity* in considering the seriousness of this effort i.e. how would you, the members of the Board of Zoning Adjustment feel if every two years the peaceful enjoyment of your home was threatened by commercial developers seeking to alter the character of your neighborhood ?

We obviously have a significant investment in our home and the peaceful enjoyment thereof, which from the face of this application will be significantly and negatively impacted by the development proposed by the applicant.

Sincerely,



Stephen I. Danzansky



Joan C. Danzansky