

**Amiee Aloï – Testimony in Opposition
BZA Case Number 19751**

My name is Amiee Aloï and I live at 2617 Wisconsin Ave, immediately adjacent to the proposed site for the memory care facility. I am firmly opposed to this application.

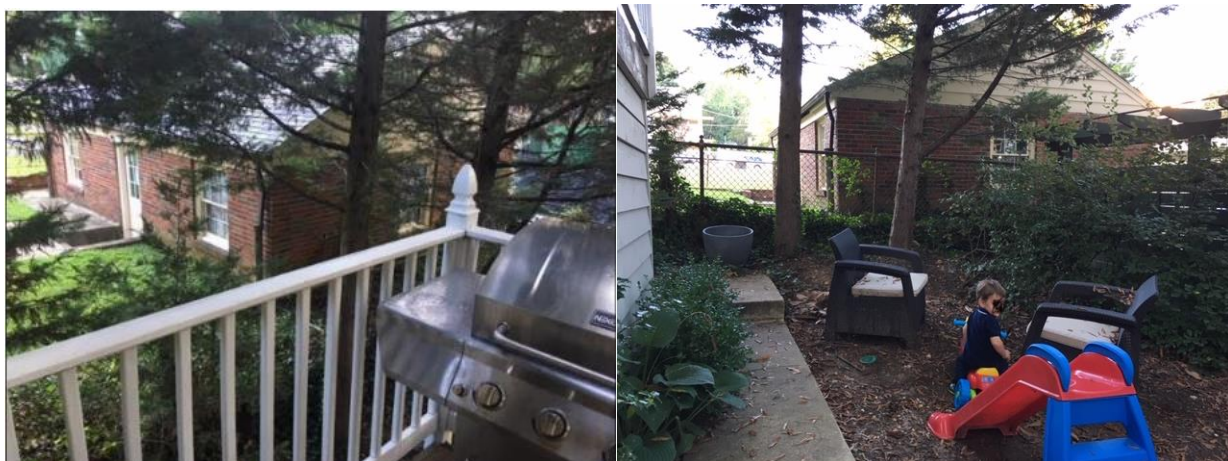
As our MAHCA zoning coordinator said, we have several concerns about the adverse impact of the project on neighboring homes, the inadequate parking plan, and the negative consequences that this business experiment could have on our residential neighborhood.

The application merely states that “the Project...will not adversely affect the use of neighboring property” and provides no evidence to substantiate this statement even though the law clearly states (in Subtitle X Section 910.3) that “[t]he applicant for a special exception shall have the full burden to prove no undue adverse impact and shall demonstrate such through evidence in the public record.” The applicant has this burden even if there is no opposition to the case and, as you are aware, there is enormous opposition to this proposed development - and for good reason.

This project would subject us to loss of light and privacy, to noise, air and light pollution, would endanger our safety and the safety of our neighbors, and would directly subject our private, residential patio and backyard to the noise, pollution and commercial traffic of the proposed institutional facility.

According to the proposed site layout, the loading area would effectively replace the existing garage on lot 44. This would mean the loading area would be immediately next to our back yard where we relax and play with our 1-year-old nephew, and 15 ft from the back of our house where our main living room and bedrooms are, and with a line of sight directly from my kitchen table. (See Figure 1 below)

Figure 1.



There would be at least two food deliveries per week, trash pickups in addition to the once-per week residential collection, mail/UPS/FedEx deliveries, pharmacy deliveries, emergency vehicles, and others that are expected to parallel park into the loading area. This would cause a disturbing increase in the level of noise beyond that expected from a single-family home. This would also introduce a source of dangerous engine emissions to flow consistently into our yard because the traffic flow will position the rear of all vehicles toward our yard. Neither the applicant nor the operator have any experience building, managing or operating memory care facilities, so the expected demand for the loading area will very likely be far higher than stated in the application, which appears to be deliberately vague and does not even attempt to meet the legally required burden to provide evidence in the public record.

Though not shown on the applicant's plans submitted with the pre-hearing statement, the curbside on Wisconsin Avenue directly in front of the proposed facility is a metro bus stop, so it is unreasonable to expect that any vehicle making a delivery would be able to use the front entrance, so if cars and commercial vehicles stop there, they will be doing so illegally – hindering traffic and buses. While applicant has claimed this will not occur, it happens all the time in front of the Glover Park Hotel – and the hotel has an area for vehicles to pull into the property.

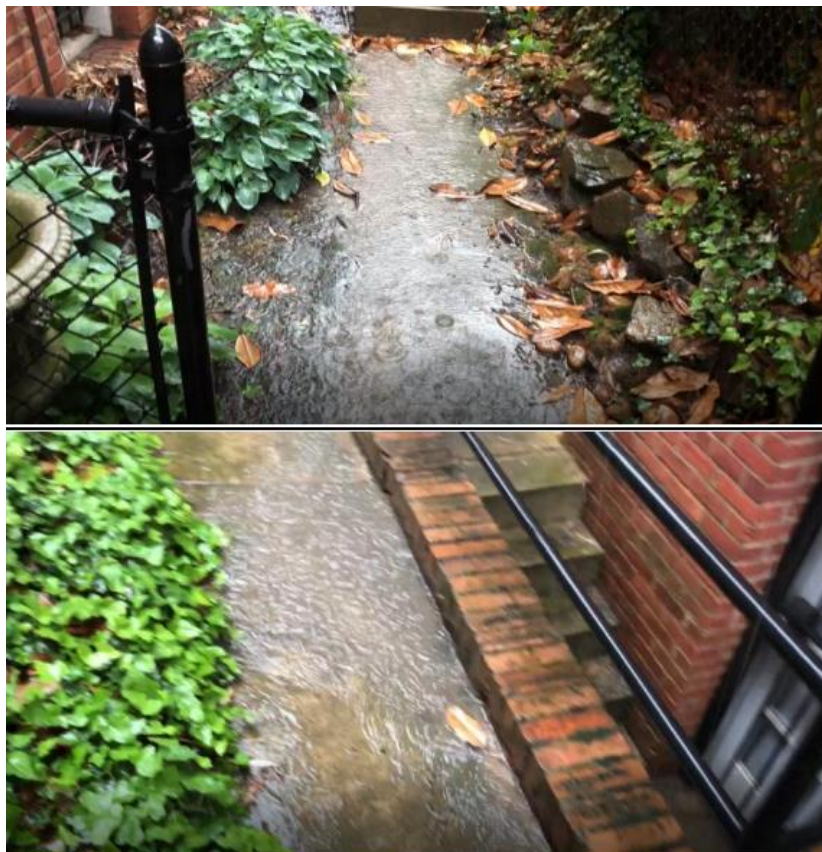
The applicant and the operator have stated that there will be a commercial laundry facility onsite. The dimensions for the laundry room are not clear from the latest iteration of the building plan; however, it does show that the laundry room will be on the south side our side of the building and I am concerned that it would vent directly into our backyard. Dryer exhaust isn't only water vapor, but also carbon monoxide and possibly other chemicals that have been classified on the EPA's hazardous waste list.

I'm extremely concerned about significant lot coverage proposed by this project that would exacerbate water runoff. We already face an exorbitant amount of water runoff around our home due to the grading of the land. (See Figure 2 below) An average rain storm brings several inches of standing and moving water in the narrow passage way (10 feet) between our home and the existing house on lot 44 of the proposed site where there is currently a house, so much so that our basement has flooded, and we've recently "bailed" water to relieve the demand on the existing drainage systems. The project's plans show nearly complete site coverage except for the front and side setbacks and no plans to add additional landscaping or retaining walls to address the changes in grading that contribute to surface runoff. The applicant's own surveyor stated that water runoff is a big concern for the proposed site, yet the applicant does not address the issue in either its application or in its pre-hearing statement.

Finally, if the house next door to us on lot 44 were to be torn down and a new house developed there, it could be built 40 feet tall from the lot's building height measuring point. Since the applicant is seeking to combine lots 44 and 812, which are on an incline with lot 44 being the lowest point, the building height measuring point will shift further uphill and that means that the proposed facility developed across two lots would be built from a higher building height measure point and will, therefore, be taller than if a

new single family home were built on lot 44. This is a clear and direct adverse impact on me, my family, and my property. The large 3-level building plus a cellar and mechanical "penthouse" will sit at the highest point of the block, making it nearly twice as tall as our home. The 2nd and 3rd levels of the facility would sit above many of the rooflines of neighboring homes. Because of the towering nature of the building, all the windows on the south and east side of the building will have direct lines of sight (over fences, garages, and trees) into the bathrooms, bedrooms, and backyards of the neighboring homes. The tremendous size of the building would block sunlight during the day, beyond what would be expected of a neighboring single-family home. The density and size of the proposed building are simply not compatible with that of a residential, R-1-B neighborhood as set forth in the Comprehensive Plan.

Figure 2.



At night, in order to provide for the safety of the residents and staff, the project would need to employ complete external lighting from the top down to provide visibility around the perimeter of the proposed facility and that light will flow into neighboring properties which are right next door in our case. There are currently only two street lamps in the alley and very little external lighting on existing homes. The lighting needs of this project would cause persistent light glare and light trespass, particularly to the side and rear of the surrounding homes. Again, the applicant surely knows this, yet did not address this in either its application or in the pre-hearing statement.

November 14, 2018

In summary, the applicant has not provided any evidence that its proposed institutional facility would not have an adverse impact on us and on our neighborhood, which the Comprehensive Plan designates as a Neighborhood Conservation Area. The applicant has not met its legal burden. Instead, **this proposed project would have many direct serious consequences on my home, on my family, and on my right to the quiet enjoyment of my property.**

Thank you.