

Susan Tannenbaum
2606 36th Place NW
Washington, DC 20007

BZA CASE #19751 (Application of MED Developers LLC)
Letter in Opposition to Case Number 19751 (Application of MED Developers, LLC)

Dear Members of BZA,

I am a long-time resident of 2606 36th Place and own property that sits directly behind the properties at issue: 2619, 2621 and 2623 Wisconsin Avenue, NW where a developer proposes to build a 3-story, 38 unit Continuing Care Retirement Community. I very much support the current zoning of R-1-B, which allows for three single family homes on that property. I believe that allowing for this non-conforming commercial institutional facility to be built is not in harmony with the neighborhood nor the intent of the zoning regulations. I strongly oppose the use special exception as well as the parking special exception.

I am especially concerned about the use of the alley and the neighborhood streets for parking. Many of us on 36th Place have garages facing the alley, which is quite narrow and not designed for commercial traffic. I also question where any garbage would be placed—both the medical waste as well as the regular trash. This neighborhood currently has a history of rodent infestation and many of us have had to hire a pest exterminator for that very purpose.

The on street parking is also a concern as there are few if any spaces at times during the day or at night for the residents or guests. The on street parking fills up not only with the neighborhood but also the residents across Wisconsin Avenue who are permitted to park on these streets. The fact that this facility wants a special exemption to reduce the required 19 spaces to 9 is a very major concern and will likely create congestion on other blocks as well.

As a near 40 year resident of this community I saw the Glover Park Hotel built against code and I hope we do not repeat that experience.

Thank you for your attention and I encourage you to consider other locations that both meet the needs of the Continuing Care Recipients and do not conflict with the interests of the existing residential community.

Sincerely,

Susan M. Tannenbaum