

Denis I.E. James
1819 Kalorama Road, NW
Washington, DC 20009

February 16, 2004

Mr. Geoffrey H. Griffis, Chairman
Board of Zoning Adjustment
441 4th Street, NW
Room 221 South
Washington, DC 20001

Dear Mr. Griffis,

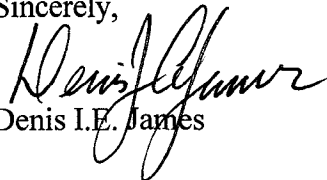
I am writing with regard to BZA appeal number 17109. I am a long-time homeowner in Adams Morgan whose property is located just one block south of the subject property in this case. Along with many other homeowners and residents, I witnessed the near total destruction and subsequent redevelopment of this property with great distress and concern. For those of us who are proud of our role in preserving the architectural integrity of such turn-of-the-century townhouses and rowhouses, the disdain with which this building was treated cut deep.

As more information became available through various public processes, concerns centered around the following issues: Possible violations of the Height Act of 1910, with regard to the "Penthouse" and the roof deck, and questions about the allowable "F.A.R." with regard to the basement and the attic. People with more expertise in these matters than myself will be offering evidence and testimony that hopefully will enable the Board to address this case on its merits.

If we are to have a workable city, where property owners can have some degree of certainty that their homes won't be overshadowed by structures such as this one, it will become increasingly important that this Board protect the interests of all those who are affected by cases such as this one.

I have enclosed two photographs, taken from my fourth floor roof that show the extent to which the building at 1819 Belmont Road, NW is out of scale with its neighbors and interferes with their views, light and air.

Sincerely,


Denis I.E. James

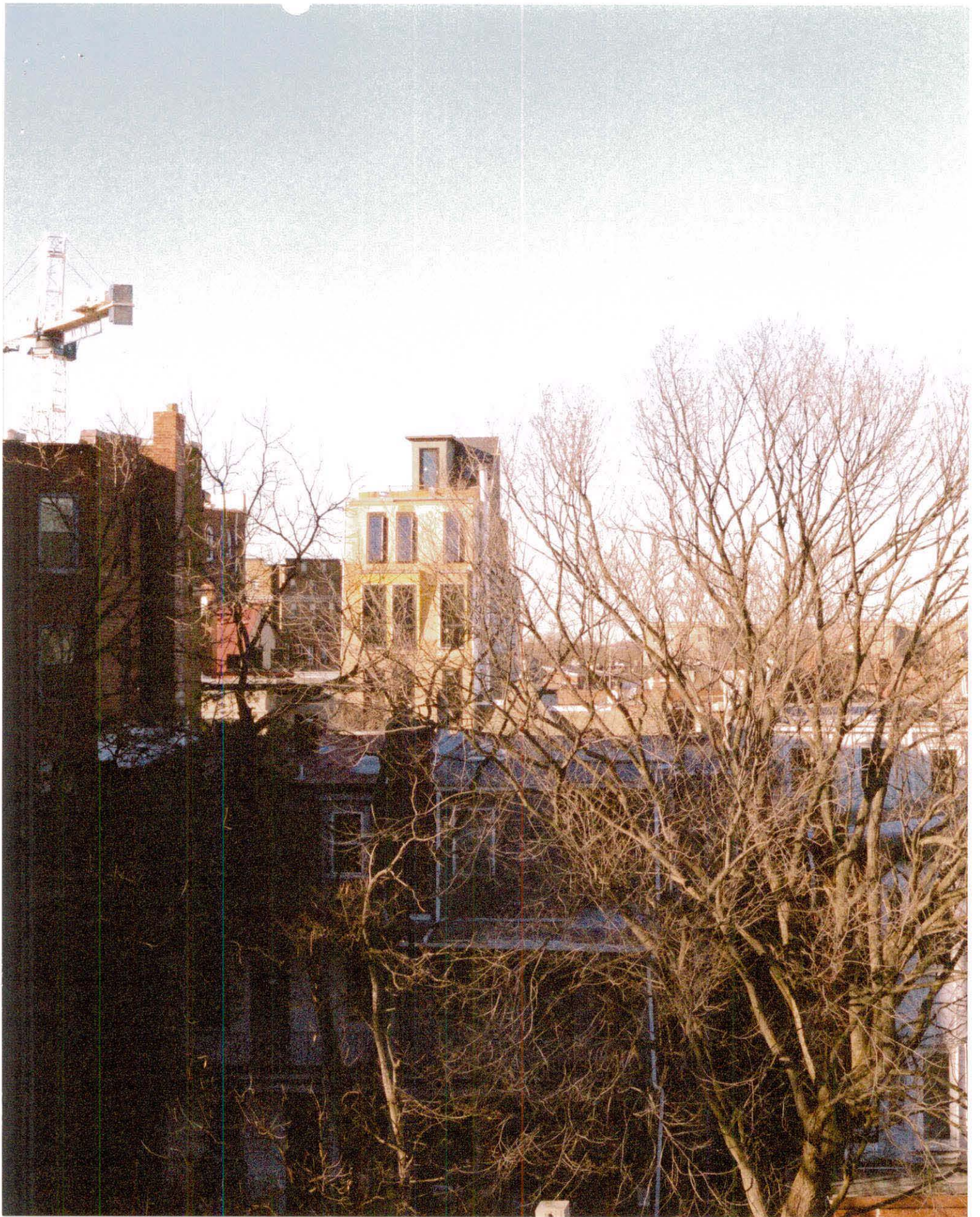
BZA
Case No. 17109
Exhibit No. 55

Board of Zoning Adjustment
District of Columbia
CASE NO. 17109A
EXHIBIT NO. 55



BZA APPEAL # 17109 2-17-2004

ATTACHMENT TO LETTER FROM DENIS I. E. JAMES



BZA APPEAL # 17109 2-17-2004

ATTACHMENT TO LETTER FROM DENIS I.E. JAMES



Rear view 2357, 2359 Ashmead Pl W
Washington DC 20004

EXHIBIT A

2 pm address
of page