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KNIGHTSBRIDGE COURT
Condominium Association

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9 April 2001

Board of Zoning Adjustment
Government of the District of Columbia
441 4th Street, NW, Suite 210-S
Washington, DC 20001
tel 727-6311; fax 727-6072

re: application number 16687--2440 M Street project

Dear Sir/Madam:

I am a property owner and represent a 16-unit condominium directly across the street from the proposed project on the southeast corner of M and 25th Streets, Northwest. We request party status and that I be given the opportunity to speak before the Board of Zoning Adjustment 24 April 2001. We do not oppose the concept of turning the office building into residential units, however, little information has been provided regarding the project. Thus, we seek additional information regarding the proposed project and may seek changes in the plans or oppose the project. We have not yet asked our counsel to take part but withold the right to do so.

Because we live across the street from the proposed project, we live in its shadow and share its neighborhood space. Our concerns include

1. How much re-construction will occur? How tall will the new structure be? What are the structural and cosmetic architectural design features?

2. How will the sidewalk area be affected by the project? Where will the building pedestrian entrances be located?

3. How many cars are expected to be associated with the building? 200? Where will the entrance be for the cars? Cars, busses, and trucks are already a substantial problem on our street. We share a narrow street which is frequently jammed because we are the last opportunity to turn south toward Pennsylvania Avenue before entering Georgetown. Thus, our traffic concerns ought not be dismissed lightly.

4. The project is described as a "138-unit apartment" building, yet the proposed project shares the neighborhood with owner-based condominiums rather than rental-based apartment building. Thus, the proposed project introduces a quite different kind of residential living environment.

5. Will the building provide retail space on the ground level? If so, what kind of retail businesses?

Thank you for your consideration.

Respectfully yours,

Michael P. Ryan

Michael P. Ryan, President

BZA
Case No. 16687
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.16687
EXHIBIT NO.27