VINCENT J. MUSI

9/24/2002

D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Washington, DC 20001
Attn: Mr. Geoff Griffis, Chairman

Re: Letter of Opposition

BZA Application # 16924 - Application of Jemal's Wheel, LLC
to permit the construction of a 65 unit apartment house in the RC/C-2-B District at premises 1701 Kalorama Road, NW (Square 2566, Lot 90)

Dear Members of the Board:

I am a resident of the Adams Morgan neighborhood, residing just a few hundred feet from 1701 Kalorama Rd., and very much opposed to the proposal of BZA application no. 16924.

Let me begin by saying that renovation of the existing building on this lot is an important and much-needed project that will benefit the area immediately surrounding the property and also the larger neighborhood.

I also believe that this project is a monstrosity that would change this neighborhood forever and for the worse.

This is a building with great potential, already a large solid structure to begin with, certainly ample enough for residential and parking use without adding three more stories on. Adding three stories and 65 apartments to this building is in direct opposition to the spirit of the Reed Cooke Overlay. It just doesn't make sense.

Aesthetically this proposal is a disaster - why not ask for 10 additional stories to be added ? There is simply no reason to build this much in in this space.

It will increase traffic in already busy area where children walk to two schools, blocks away. Traffic that has increased because this building is being used as parking facility now. My neighborhood is like a raceway on the weekends.

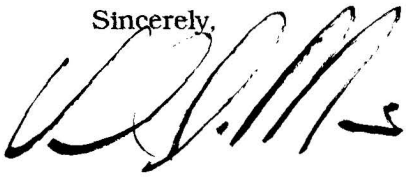
Despite parking for the residents, where will the guests of 65+ people park ? (perhaps the National Park Service could lease out the lawn of Meridian Hill Park for this purpose)

How can 65 one-bedroom apartments contribute to the social dynamic of this neighborhood ? Is it wrong to think about raising a family in this neighborhood ? Not one of these units is a two-bedroom.

The owner of this property would not endure any undue hardship to create a project that enhances this neighborhood, instead this proposal will create undue hardship for the neighborhood and only serve to enhance the owners wallet.

I urge you to reject this application.

Sincerely,



BZA
Case No. 16924
Exhibit No. 33

2428 17TH STREET N.W. #3-S, WASHINGTON, DC, 20009
202.483.2090

Board of Zoning Adjustment
District of Columbia
CASE NO.16924
EXHIBIT NO.33