Mr. Goeffrey Griffis
Board of Zoning Adjustment
441 4th Street NW, Suite 210-S
Washington, DC 20001

4 December 2002

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RE: Letter in Opposition to Application #16924 at 1701 Kalorama Road NW

Sir,

I am writing to urge BZA to oppose the project at 1701 Kalorama Road NW. The project as currently proposed will violate the tenets of the Reed-Cooke Overlay District, whose purpose is to not only "provide for the development of new housing" (in part), but "maintain heights and densities at appropriate levels" as well as "encourage small scale business development that will not adversely affect the residential community." The proposed project would be too tall for the neighborhood , and have significant adverse impact on the neighborhood's traffic, parking and quality of life.

As a resident of 1661 Crescent Place NW, I am quite concerned that the 1701 Kalorama Road project, as currently proposed, would adversely impact the community. The Reed-Cooke Overlay District, adopted in early 1990s after significant community input and support, was developed as a vision for future re-development in the neighborhood. It sought to balance commercial enterprises and residential development in order to preserve and maintain one of the historic characteristics of the neighborhood. It further imposed height and density restrictions in order to preserve the overall scale of the area.

The 1701 Kalorama Road project seeks to set those precedents and vision aside. It would add housing to the neighborhood which the reed-Cooke Overlay District seeks to promote, but would do so at the expense of the height and density restrictions that are equally important in the overlay.

I am not opposed to development of 1701 Kalorama Road NW. However, I do not believe that this development, as proposed, fully acknowledges or abides by the spirit nor letter of the Reed-Cooke Overlay District, and therefore ask you to respect the wishes of this community and reject the requested special exception and height variance for this project.

Sincerely,

Lloyd C. Ulrich

LLOYD C. ULRICH
1661 Crescent Place NW, Apt 201
Washington, DC 20009

BZA
Case No. 16924
Exhibit No. 48

Board of Zoning Adjustment
District of Columbia
CASE NO.16924
EXHIBIT NO.48