Frederick P. Ognibene, MD
1661 Crescent Place, NW
Flat # 308
Washington, DC 20009
TEL 202.745.7039
FAX 301.402.1213

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December 02, 2002

Board of Zoning Adjustment
Office of Zoning
441 4th Street, NW; Suite 210-S
Washington, DC 20001

REF: Case Number 16924

To Whom It May Concern:

I am writing to urge the Board of Zoning Adjustment (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 not only "to provide for the development of new housing" (in part), but also "to 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 a significant adverse impact on its traffic, parking and quality of life.

As a resident of 1661 Crescent Place, NW, I am concerned that the 1701 Kalorama Road project, as currently proposed, would adversely impact the community. The Reed-Cooke Overlay District, adopted in the early 1990's after significant community input and support, was developed as a vision for future development in the neighborhood. It sought to balance commercial enterprises and residential development in order to preserve and maintain 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 visions 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 I therefore ask you to respect the wishes of the community and reject the requested special exception and height variance for this project.

Sincerely,

Frederick P. Ognibene

Frederick P. Ognibene, M.D.

BZA
Case No. 16924
Exhibit No. 49

Board of Zoning Adjustment
District of Columbia
CASE NO.16924
EXHIBIT NO.49