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Mr. Geoffrey Griffis
Board of Zoning Adjustment (BZA)
441 Fourth Street, NW, Suite 210-S
Washington, DC 20001

FAX: (202) 727-6072

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

Dear Mr. Griffis:

I am writing to urge the BZA to oppose the height variance to the Reed-Cooke Overlay that the Douglas Development Company is requesting in the referenced application. While I am in favor of the proposed residential nature of the project, granting this variance could set a precedence for future projects that would affect the overall scale of the neighborhood.

Acknowledging that the proposed project meets the City's requirements for adequate inside parking, I believe that parking and traffic in the area are major concerns. I brought this up at the November 18 ANC meeting, and Mr. Glascow, the project's attorney, stated that an assessment had been done that indicated no appreciable impact. The Traffic Impact Assessment that was submitted to the BZA was conducted on November 22 and did not appear to take into consideration the project directly across 17th Street from 1701 Kalorama, i.e., the auction house that will be occupying the former roller skating rink. The recent *Washington Post* article stated that there will be a space that will seat 1,000 bidders! If a third of that number show up for an auction, the 125 indoor parking spaces rapidly become inadequate, even given the possibility that a percentage will use public transportation.

There is little readily-available street parking on Kalorama Road between Champlain and 16th Streets. There is presently parking on both sides of the street from Ontario Road to 16th Street, where it is already difficult for two SUVs or panel trucks to pass. Ease of fire and ambulance access did not appear to be addressed in the Assessment. Also, one of the main access routes to 17th and Kalorama is from 16th and Belmont, and this was not part of the Asssessment.

Sincerely,

Joan N. Anderson

Joan N. Anderson

BZA
Case No. 16924
Exhibit No. 54

Board of Zoning Adjustment
District of Columbia
CASE NO.16924
EXHIBIT NO.54