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Mr. Geoffrey Griffis
Board of Zoning Adjustment
441 4th Street, NW; Suite 210-S
Washington, DC 20001
fax: 202-727-6072

December 8, 2002

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

Dear Mr. Griffis

I respectfully want to go on record as being a neighbor of 1701 Kalorama Road who opposes the height of Mr. Jemal's redevelopment plan. I feel that the size of the project will change the neighborhood for the worse. Such a project would increase vehicular traffic and increase the average cost of rental housing in the area (driving out even more of the moderate income people who have grown up in the neighborhood). Apart from this, the sheer height of the project will dwarf the surrounding dwellings and set off a height war, wherein arguments in favor of taller buildings use the approval of previous variances in height as justification for their own extraordinary height.

As for the "height-war" issue, I have been told that the owner of 1700 Kalorama has plans to seek a height variance (which he denied at an ANC open forum on November 18), but apparently his attempt at securing a variance hinges on a variance being granted to 1701 Kalorama, which is across the street.

Someone recently read out loud at an ANC meeting the relevant part of the DC Code which states that building variances are justified in cases where the geography of a property necessitates unique solutions to building on such a property. What the DC Code did not say was that variances can be granted based on a developer's desire to maximize profit on a parcel of land.

I respectfully urge the Zoning Board to consider the concerns of the community members and rule against the height variance for 1701 Kalorama Road.

Sincerely Yours,

Paul Williams

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