December 6, 2002

RECEIVED
D.C. OFFICE OF ZONING
2002 DEC 10 PM 1:50

TO: Mr. Geoffrey Griffis
Chairperson Board of Zoning Adjustment
441 4th Street NW Suite 210-S

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

Dear Chairperson Griffis,

My name is Justin Gray. I live at 2319 17th Street NW Washington DC. My house is within 200 feet of the proposed development at 1701 Kalorama Road. I would like to first say that I support new residential development in Reed Cooke; I have no fondness for empty warehouses and former light industrial sites. In fact I support residential development on this site, **what I am in opposition to is the special exception to Section 1403 Height in the Reed Cooke Overlay District**. My home is one of 28 small homes (two stories 930 sq. ft. each) built in 1914 that flank a small neighborhood convenience store on Kalorama Road. These homes are just across the street from the proposed site (See attached photos below)



The 12 row houses on 17th Street



The 16 row houses on Kalorama Road

My community worked for several decades to change the zoning in Reed Cooke from light industrial C-M-2; in fact the home where I live was in the former C-M-2 zone. **The height limit of the Reed Cooke Overlay is important; the limit is 40 feet, 50 feet is the special exception, and 50 feet is NOT the starting point from which to maneuver for more height.** The completed Lofts project on Champlain Street are not a benchmark it is a PUD stacked upon a 350 space public garage and represents a unique situation not a benchmark from which to measure every new project against.

My home and other modest row homes and garden apartments reflect the scale of buildings in the interior of the Reed Cooke community. The proposed project site at 1701 Kalorama Road currently measures 35 feet, and is proposed at 57 feet with additional roof structures. To answer the question "would the proposed project adversely affect the light and air of adjacent buildings" the answer is **YES.**

Decades of effort went into the Reed Cooke Overlay the height limits are there for a reason. I support residential development on this site, **what I oppose is the special exception to Section 1403 Height in the Reed Cooke Overlay District.**

Thank you for your attention to my concerns and please share my letter with other members of the Board of Zoning Adjustment.

Justin Gray

BZA
Case No. 16924
Exhibit No. 65

Board of Zoning Adjustment
District of Columbia
CASE NO.16924
EXHIBIT NO.65