October 15, 2002

Mr. Geoffrey Griffis
Chairperson
District of Columbia
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210
Washington, DC 20001

Re: Request for Party Status
BZA Application No. 16931
2327 Champlain Street, N.W.

Dear Chairperson Griffis:

Pursuant to 11 DCMR § 3106, I hereby request to appear as a party in opposition in BZA Case No. 16931. I am the principal of Kings Creek, LLC, owner of the property known as 2329 Champlain Street, N.W. (Square 2563, Lot 103). As you are aware, Kings Creek is developing its own mixed use project on property immediately adjacent to the site of the proposed project.

As owner and developer of the adjoining property, I am concerned with the immediate impacts of the proposed development upon Kings Creek's own project. I am particularly concerned with the effect that proposed project will have upon light and air circulation affecting Champlain Street, as well as the impact of future construction in relation to our own project. The proposed project may have a detrimental environmental impact upon Kings Creek's property and we intend to demonstrate these impacts at the scheduled hearing.

Thank you for your time and consideration.

Respectfully submitted,

Dominique Kostelac
Kings Creek, LLC
3411 Oakwood Terrace, N.W.
Washington, D.C. 20010

BZA
Case No. 16931
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO.16931
EXHIBIT NO.32