October 14, 2002

Zoning Adjustment Board
Government of the District of Columbia
441 4th Street, NW
Washington, DC 20001

Attn: Jerrily R. Kress, FAIA
Director

Re: Zoning variance application of 2363 Champlain Street LLC
Application number 16931

Pages: 4 pages

Dear Jerrily:

We are neighbors of the proposed project at 2363 Champlain Street NW and are opposed to the granting an exception to the height restrictions at the Kalorama Road NW end of the project. We are not opposed to any other of the zoning variances requested.

We have noticed the effect of the height of the Lofts condominium development on our area and regret that a zoning variance was granted in that case. If you look at the corner of Champlain Street and Kalorama Road you realize how completely overwhelming this project is for our mostly two story residential area. We have enclosed photographs of this corner to show this unfortunate juxtaposition of low scale traditional residential with the large scale 'Dickensian warehouse' style. Now a developer wants to build a similarly sized project on the other side of Champlain Street.

We know that the developer is applying for an increase of the allowable height to 50 feet. We also know that this will be measured at the middle of the front of the proposed building, half way up Champlain Street. As the site slopes down, this will make the building even taller at the Kalorama Road end of the property. Surely this is the very end where it should be shortest, as it is surrounded by small scale residential buildings. We, the undersigned neighbors, therefore request that the building height be kept to the allowable 40 feet building height for the last 50 feet of the building lot at the Kalorama Road end. This 40 feet height should be measured on Kalorama Road.

This can be achieved by a simple stepping down of the proposed building as it approaches Kalorama Road, so that it responds architecturally to the smaller scale of the residential buildings around it. We know that the 40 feet height will already be considerably taller the most of the buildings around it, and hope that the architects can also use their skills to keep the building mass down.

BZA
Case No. 16931
Exhibit No. 36

Board of Zoning Adjustment
District of Columbia
CASE NO.16931
EXHIBIT NO.36

Please note that we, the undersigned, are neighbors that live within 200 feet of the Kalorama Road end of the proposed building. We are all owners of residential property and live in what are mostly two story single family homes. We are owners of property located on Ontario Road and Champlain Street. And we all look directly on to the property at 2363 Champlain Street NW.

Thank you for your consideration.

Signature of Property Owner	Printed Name	Address & Telephone Number
Hugo A. Röell Lisa M. Jarchow	HUGO A. RÖELL LISA JARCHOW	2312 ONTARIO RD N.W. WASHINGTON D.C 20009 (202) 332-8723
Noreen O'Connor	Noreen O'Connor	2320 Ontario Rd nw Washington DC 20009 202-483-8818
	Ellen S. Levy	2314 Ontario Rd NW Wash DC 20009 202-588-7118
~~William F. Falls~~ William F. Falls	William F. Falls	2321 Ontario Rd Wash DC 20009 202-986-5112
Rachel M. Falls	RACHEL M. FALLS	2321 Ontario Rd NW DC 20009 202 986 5112
Sara Elliott	SARA ELLIOTT / VICTOR SANT'ANNA	2306 ONTARIO RD. WASH, DC 20009 202 387 1653
DeCarlo Machin	DeCarlo Machin 2307 Champlain St #703	202-387-5627

Signature of Property Owner	Printed Name	Address & Telephone Number
Ernestina Hernandez Nilda DeLeon	ERNESTINA HERNANDES NILDA DELEON	2209 Champlain St NW Washington DC 20009 # 1010
J. Sheila F. Barr	Sheila F. Barr	2315 Ontario Rd. NW Wash DC 20009
Eric Hirshfield	Eric Hirshfield	2323 Ontario Road NW WDC 20009
Eric Hirshfeild	Eric Hirshfeild	2294 Champlain St NW WDC 20009
Kenneth Murphy	Kenneth Murphy	2207 Champlain Wash DC #102
Terri Jackson	Terri Jackson	2203 Champlain St NW Wash D.C. 20009 #303 2342212
Bill Cook (William)	William F. Cook	2319 Ontario Rd NW WDC 20009 202 518-0012
	MAXWELL RADIN	1715 KALORAMA RD NW #31 DC 20009
S. Boney	Shirley BONEY	2304-ONT-RD.NW WASH.DC.20009

Signature of Property Owner	Printed Name	Address & Telephone Number
	RICHARD W. HANCUFF	2320 Ontario Rd NW Washington DC 20009 202 483 8818






ADDIS


STOP



Adopted and Proposed Projects

Feature Key

Zoning Boundaries
Square Index

Scale 1:2962

25 0 25507500 Feet

DC Office of Planning
August 5, 2002

Attachment 1