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Chair,
Human Rights, Latino Affairs &
Property Management Subcommittee

1st Vice Chair,
Board of Directors, WMATA/Metro

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Mr. Geoffrey H. Griffis, Chairman
Board of Zoning Adjustment
Room 210
441 4th Street, NW
Washington, DC 20001

Re: BZA Case 16951

Dear Chairman Griffis:

I am writing to oppose the application of Southwest Properties, Inc. pursuant to 11 DCMR § 3103.2 for a variance from the use provisions under section 350 to allow the establishment of a consolidated management office for related residential properties in the R-5-B District at premises 1921 Kalorama Road NW.

It appears that there is no "extraordinary or exceptional situation or condition" with respect to this specific property, and no "peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner," and thus fails to meet the threshold legal standard for a variance established in 11 DCMR 3103.2. Furthermore, I have been contacted by residents of the building who oppose the variance based upon concerns about security and disruption resulting from establishing a consolidated management office in the building. The residents believe such establishment would impose "substantial detriment to the public good" and would "substantially impair the intent, purpose, and integrity of the zone plan" in this R-5-B District. It is additionally disconcerting that the applicant has apparently been operating such an office illegally in this location for more than one year.

Overall, I believe that this variance would have a negative impact on these residents and therefore the neighborhood. I therefore oppose the variance request.

Sincerely,

J. Graham

cc: Fred Sellers
JG/db

BZA
Case No. 16951
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.16951
EXHIBIT NO.27