1901 Wyoming Avenue, N.W. #13
Washington, DC 20009
November 18, 2002

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

RE: BZA CASE #16951 APPLICATION OF SOUTHWEST PROPERTIES, INC.

Dear Chairman Griffis:

As ANC Commissioner-Elect for SMD 1-C-02, 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 1921 Kalorama Road N.W.

While I will not be officially sworn-in as ANC Commissioner for another six weeks, I have been in contact with residents of 1921 Kalorama Road whom I will represent at that time. These residents have grave concerns about the security and disruption resulting from establishing a consolidated management office in their building. I fully support the views of the residents which object this application. I believe, along with the residents opposed, that approval of this application would create "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.

Furthermore, it is clear that there is no "extraordinary or exceptional situation or condition" with regards to this building, and no "peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner," and therefore this application fails to meet the legal standard for a variance established in 11 DCMR 3103.2.

The Board of Zoning Adjustment should take into consideration in denying this application that Southwest Properties has been operating the type of office it has applied for illegally in this building for more than one year. The Board should take decisive action and deny the application without any further delay by Southwest Properties. In so doing, the Board would send a clear message that disregard of the law has serious consequences, will not be condoned or permitted, and that the rights of the residents and the integrity of the zone plan witll be preserved.

Sincerely,

Nikolaos Apostolides
ANC Commissioner-Elect, SMD 1-C-02

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BZA
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Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
CASE NO.16951
EXHIBIT NO.30