# KALORAMA CITIZENS ASSOCIATION

July 9, 2003

Geoffrey H. Griffis,
Chairman
Board of Zoning Adjustment
441 4th Street, N.W.
Washington, D.C. 2000

2003 JUL 10 PM 3:07

Re: BZA Case #17044

Dear Chairman Griffis:

Our organization, the Kalorama Citizens Association, proposes to appear as a party in opposition to this use variance case to establish an Inn/Tourist Home (15 units) in the R-5-D District at 2005 Columbia Road, N.W. (Square 2536, Lot 150). Our address is: Kalorama Citizens Association, P.O. Box 21311, Kalorama Station, Washington, D.C. 20009. We will not have legal counsel for this hearing. Ann Hughes Hargrove, Zoning Chairman for our organization, will represent us. Our boundaries extend south to Florida Avenue, north to Harvard Street, west across Connecticut Avenue, and East to 18th Street. This property lies within our boundaries, and some of our members reside within 200 feet of this property. This issue was taken up at our meeting in June and a resolution in opposition to this variance was adopted unanimously.

Our organization was among other organizations involved with the so-called hotel case and the home occupations case, both of which were text cases having to do with the treatment of transient accommodations in residential zones. We also were involved as a party in a related BZA case, which took place prior to the home occupations case. It involved four houses on a single block on a one-block street which had been converted from residences to a guesthouse use. The hotel case order coupled with the home occupations case order, which entailed special provisions on "bed and breakfasts," have greatly assisted us in preventing conversions of residential properties to full non-residential transient usage.

The proposed use would not be compatible with the requirements for home occupations in residential zones, including "bed and breakfasts." There is nothing about this property that meets the variance test (3103.2) as being somehow unsuitable as a residence. The intensity of the proposed use would add to parking, noise, and other problems not likely to be the case if used residentially.

Our boundaries include the R-5-B, R-5-C, and R-5-D districts. In fact, we maintain that the provisions that fall within the home occupations section having to do with transient accommodations were written in recognition of the special threat to residential zoning that would be entailed by a primarily commercial operation in these zones. Therefore, in answer to the last information requirement for a letter of this sort, it is our contention that not only

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Erika Weisbrod □ Vice President
Peter Feather □ Secretary
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BZA
Case No. 17044
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 17044
EXHIBIT NO. 26

would the immediate neighbors be affected by the possible approval of this variance, but approval of this variance request would affect the whole residential area within our boundaries, bringing back the potential for multiple conversions—precisely what we believed would be avoided by the protective regulations enacted with the hotel case and the home occupations case.

Thank you for your attention to this matter.

Sincerely,

Matt Forman,
President

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