COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20004

January 9, 2004

17055

Geoffrey Griffis
Chairman, Board of Zoning Adjustment
441 4th Street, NW, Suite 210S
Washington, DC 20001

Dear Chairman Griffis:

I am writing to express to you the following concerns, which I share with many nearby residents, regarding the proposed expansion of Knollwood:

- When Knollwood expanded in 1990, the ANC and BZA each noted that Knollwood's management promised not to expand again for 25 years. Clearly, this time period is far from over.
- Unlike the 1990 project, Knollwood's current proposal would substantially expand the facility's footprint into the wooded buffer space between Knollwood and neighboring houses. Further, the added wing will be three stories tall.
- Knollwood's BZA application describes the purpose of the proposed expansion as the construction of a new Alzheimer's wing, but the application is not as upfront about the 2,000 square-foot apartments planned for the floors above.
- Throughout this process, neighboring residents have felt that Knollwood's management has not been sufficiently cooperative or receptive to their concerns.
- The proposed expansion would require the destruction of a significant number of trees, which are central to the neighborhood's attractiveness generally and allow the existing Knollwood facility to fit in with its surroundings. The District has made the preservation of the urban tree canopy a major policy priority; the destruction of trees envisioned by Knollwood's proposed expansion would be counterproductive to this priority.
- The proposed new driveway, which would feed onto Tennyson Street, may negatively impact traffic volumes on nearby residential streets.

It is my hope that the BZA will consider these concerns as it decides on this matter.

Sincerely,

Adrian M. Fenty
Councilmember, Ward 4

cc: John Wimberly, Knollwood Neighbors

BZA
Case No. 17055
Exhibit No. 102

Board of Zoning Adjustment
District of Columbia
CASE NO. 17055
EXHIBIT NO. 102