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January 26, 2003

Mr. Geoffrey Griffis, Chair
Board of Zoning Adjustment
441 Fourth Street, N.W., Suite 210S
Washington, D.C. 20001
Re: Application No. 17055 (Knollwood Army Distaff Addition)

Dear Sir and Board of Zoning Adjustment,

As a resident with a direct view of the Knollwood Army Distaff facility at 6200 Oregon Ave, we are writing to express our concern about plans for expanding this facility (Application No. 17055).

Although we are sensitive to the Knollwood Foundation's desire to provide care for an increasing population of Alzheimer's patients, we are opposed to plans that would significantly expand the existing premises. We have walked around the neighborhood of the Knollwood grounds, and from three sides (all sides except from Oregon Ave), it is already an imposing complex. Built on a hill, several of its buildings tower over homes on Stephenson Lane, 29th St., and Tennyson St. These are not small buildings.

The neighborhood is zoned R-1-A. The homes here are on lots of at least 7,500 square ft, homes no taller than 40 ft. This is zoning for very nice homes in Washington's residential community. We feel this is not an appropriate neighborhood for a hospital facility or a complex of over 200 apartments. Yet the neighborhood already generously accommodated a request for such a facility. Any further expansion of Knollwood is going too far. We assume there is a point where we can all agree the facility has expanded beyond the point of being in harmony with the general purpose of the land in this residential neighborhood. Though we believe the previous planning and construction was done in good faith, the facility is already uncharacteristic of a R-1-A residential neighborhood. Unless an architect can provide a plan to expand Knollwood that looks no larger nor taller than the current facility, we believe the facility should not be allowed to expand further. We also feel strongly that no entrance or exit road be built between Tennyson St. and Knollwood.

Thank you for your time in considering the views in this letter.

Sincerely,

Clifford Arnold Kate Arnold

BZA
Case No. 17055
Exhibit No. 103

Board of Zoning Adjustment
District of Columbia
CASE NO. 17055
EXHIBIT NO. 103