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FAX COVER SHEET
DATE: 7Oct 2004
PAGES (including cover sheet): 1
TO: BZA (re: Application #17055 of Army Distaff Foundation)
DESTINATION FAX NUMBER: 202-727-6072
FROM: Clifford Arnold

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

Mr Griffis & the BZA,

This note is for the BZA (Chaired by Geoffrey Griffis) concerning the Army Distaff Foundation Application #17055 for construction enhancements to their property for additional living units and an Alzheimer's unit. It is my understanding that the application will be considered for further arguments on Tuesday, October 12, 2004.

It is my view that the additional living units will have an adverse impact on the living standards of our neighborhood due to the unsightly additional large building, loss of mature trees, and additional traffic. The current buildings on the site are already quite large. In one case, there is a view of the building near the intersection of Nebraska Avenue and Stephenson Lane that is ~80 to 100 feet above street level (twice the local limit of 40 feet). Though that building is not 80 feet above its own base, it looks like it is from Nebraska. Furthermore, there are several buildings on the site that are 4 and 5 stories tall though the local zoning limit is 3 stories.

In 1990, the BZA put a 25-year moratorium on additional building at the Knollwood site. I believe this moratorium should be enforced in light of the significant opposition from the neighborhood as represented by the "Knollwood Neighbors" organization. Frankly, I don't understand why waiving the moratorium is even being considered. **I believe the "Knollwood Neighbors" have negotiated in good faith to try to compromise on an agreeable building plan. If this negotiation is not completed successfully, then I think the 25-year moratorium should be maintained. That will force the Army Distaff Foundation to build a reasonable building if they want to build something before 2016.**

I request that you reject the Application #17055 unless a signed compromise between the Army Distaff Foundation and Knollwood Neighbors is signed. Thank you,

Sincerely,

Clifford Arnold

BZA
Case No. 17055
Exhibit No. 151

Board of Zoning Adjustment
District of Columbia
CASE NO. 17055
EXHIBIT NO. 151

Created: 10/7/2004