Judith Bailey and Michael S. Lund
6255 29th Street, N.W.
Washington, D.C. 20015

October 7, 2004

Mr. Geoffrey Griffis, Chairman
Board of Zoning Adjustment
441 Fourth Street, N.W. – Suite 210S
Washington, D.C. 20001
Via Fax: 202-727-6072

Re: Application No. 17055

Dear Mr. Griffis:

We are writing to reiterate our opposition to Knollwood's plans to build luxury apartments in our single-family home neighborhood. We have lived in the Chevy Chase neighborhood for over 25 years and in our house on 29th Street, which backs on to the Knollwood property, for the past 16 years. Although we are sympathetic to Knollwood's need to modernize its facility to accommodate Alzheimers' patients, we believe that Knollwood can find a way to do so without the negative impact on our neighborhood.

As you are aware, Knollwood is currently under a 25-year construction moratorium pursuant to a BZA order, entered in late 1990. Back then, most neighbors declined to oppose Knollwood's earlier, large building project because the BZA told the neighbors – and the neighbors believed the BZA -- that it would be Knollwood's last expansion for a full 25 years. If the BZA lifts that moratorium now and allows this latest expansion project to go through, how can D.C. homeowners ever again trust the BZA or the agreements entered into by large institutions? Whatever the BZA's current views about imposing new construction moratoria, it is critical that it continue to honor the moratorium it imposed 14 years ago.

We are concerned about the potential for environmental damage from Knollwood's expansion plan, both to the neighborhood and to adjacent Rock Creek Park. We believe that it is absolutely essential that Knollwood be prohibited from destroying any old growth trees – some of them 100 years old – as well as the natural landscape buffer that ensures the privacy of our neighborhood.

We urge you to disapprove Knollwood's application that currently is pending before you.

Sincerely,

Judith Bailey
Michael S. Lund

BZA
Case No. 17055
Exhibit No. 153

Board of Zoning Adjustment
District of Columbia
CASE NO. 17055
EXHIBIT NO. 153