Form 140
(Revised 03/15/02)

Case No. 17055

PARTY STATUS APPLICATION

Notice: See other side of party status form for instructions.

NAME: Last	First	Middle I.
Knollwood Neighbors c/o	Larry Fenster	E.

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
2730 Stephenson Lane, NW		Washington,	DC	20015

Phone No.	Fax No.	E-Mail
202-364-5259	n/a	maxia2verizo.net

Signature: Larry Fenster Date: 9-29-03

Will you appear as a(n) [ ] Proponent [X] Opponent Will you appear through legal counsel [ ] [X]

If yes, please enter the name and address of such legal counsel.

NAME: Last	First	Middle I.

ADDRESS: Street	Sts. # (if any)	City	State	Zip Code

Phone No.	Fax No.	E-Mail

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?

See attached explanation

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)

See attached explanation

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)

See attached explanation

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?

See attached explanation

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.

See attached explanation.

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.

See attached explanation.

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BZA
Case No. 17055
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 17055
EXHIBIT NO. 29

Party Seeking Status -- Knollwood Neighbors c/o Larry Fenster

1. *How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?*

In response to the application by the Army Distaff Foundation, 125 persons living in close proximity to the proposed building signed a petition opposing the application. The neighborhood has since formed a group known as Knollwood Neighbors to represent its interests before the BZA. The attached petition is signed by 81 abutters and others adversely affected by the proposed addition, who have agreed to be represented by Knollwood Neighbors for the purpose of seeking party status before the BZA. Knollwood Neighbors is still collecting signatures on the second petition and expects that virtually all of the 125 signers of the first petition will eventually join the group.

The persons seeking party status through Knollwood Neighbors believe that their property will be adversely affected because the proposed addition represents inappropriately outsized overdevelopment of an R-1-A district; it will be too close to property lines, too large and too high, remove too many old growth trees, increase traffic and noise, and dramatically reduce privacy. In addition, the signers agree that it is important to continue the 25 year prohibition on further development that the BZA established in its 1990 Order, Application No. 15358, since that was a critical condition to the neighborhood's agreement not to oppose Knollwood's prior application.

2. *What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)*

To the best of our knowledge, virtually all of the persons who are represented by Knollwood Neighbors are owners of their property.

3. *What is the distance between the person's property that is the subject of the appeal or application before the Board? (preferably no farther than 200 feet)*

Many of the persons on the attached petition live within 200 feet of Knollwood. Because of the massive size of the proposed addition and the impact that such an aberrant structure would have on a neighborhood that is essentially an extension of Rock Creek Park, a large number of the property owners within 500 feet of Knollwood, virtually all of whom signed the original petition, also believe that the proposed addition will adversely affect their interests.

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4. *What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?*

The existing structures at Knollwood are located in the center of Knollwood's property or along Nebraska Avenue and shielded from most of the neighborhood by thick trees. Despite the fact that Knollwood has many acres of undeveloped land, it has chosen a site that would have the maximum impact on the surrounding homeowners. The new building would abut the narrow residential streets of the neighborhood and would require the removal of a large amount of the existing old growth forest buffer. The proposed additional structures would extend to within 30 feet of the homes on 29th Street and 80 feet of the homes on Stephenson Lane.

Outside of the existing structures at Knollwood, there are no buildings higher than two floors in the neighborhood. The four floors and mechanical penthouse of the new building, combined with the fact that it is sited on land that is higher than the surrounding streets, will create the appearance of a high rise building looming over a residential neighborhood.

Because the neighborhood is heavily wooded and borders on Rock Creek Park, it is sheltered from traffic and noise. The intensity of construction necessary to build the proposed addition, including the felling of 100 foot tall trees, heavy equipment traffic and potential blasting, would significantly affect the neighborhood.

But even after construction, the new building would dramatically change the character of the neighborhood. First, the privacy interests of the neighbors would be affected because residents of the luxury apartment units would be able to see clearly into the neighbors' homes and yards from their windows and balconies. Second, the additional traffic generated by new staff for the nursing home, the residents of the luxury apartment units, and visitors would not only increase the traffic in the immediate neighborhood, but also exacerbate existing traffic problems on Tennyson, Rittenhouse and Nebraska, which are already the subject of neighborhood concern beyond the immediate Knollwood area. In addition, the proposed addition of a parking lot and access road leading onto Tennyson would endanger the children and older residents of Tennyson. Third, this additional traffic, plus the noise generated by the HVAC system needed to serve an 80,000 square foot building, would significantly disturb what is now an extremely quiet neighborhood.

5. *Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.*

The Army Distaff Foundation chose to purchase land which was subject to the restrictions imposed on an R-1-A district. But this will now make four requests for special exceptions and, if this one is granted, the Foundation would have essentially rezoned its property. This is despite the fact that, in each of the three prior applications, the BZA has noted the importance of protecting the character of the neighborhood by imposing conditions on further building at Knollwood. Most notable is the 1990 application, when the BZA explicitly imposed a 25 year ban on any further building as a condition to the approval of a large assisted living unit. In the discussions preceding that approval, Knollwood promised the neighborhood that it would abide by the building restriction and many of the neighbors were dissuaded from opposing the application by the promise of a moratorium on further building and its codification in the BZA order. Knollwood Neighbors feels strongly that the applicant should not be allowed to renege on its promise and that it is vital to the integrity of the BZA and the zoning process that such restrictions be honored. Similar restrictions have been crucial to muting neighborhood opposition in many prior instances besides our experience with Knollwood in 1990 and it is doubtful that property owners in future cases will agree to compromise if they cannot trust applicants to stand behind concessions or the BZA to enforce them.

Knollwood Neighbors is also concerned that the applicant has made misleading statements in its application because it only requests a special exception for "25 nursing rooms accommodating 27 residents." It is unclear whether the neighborhood would oppose that request: while the neighbors are sympathetic to Knollwood's need to deal with its residents afflicted with dementia, there is widespread concern that Knollwood has not explained why it did not plan for this need before it built the large health care facility addition in 1990 and agreed that it did not need to build anything further for at least 25 years. Much more troublesome, however, is that the description of the application, which was then incorporated into the notice to the neighborhood, does not mention the luxury apartments that would occupy most of the space of the massive new addition. We believe that the omission is a concession by the applicant that it has no grounds for a special exception to build such a structure.

6. *Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.*

Knollwood Neighbors is the only group that represents the neighborhood in this matter and includes virtually all of the persons who would be most severely affected by the proposed zoning action.

The persons who have signed below are requesting party status as members of the group to be known as "Knollwood Neighbors." They affirm that they live within 200 feet and are abutters of Knollwood or are adversely affected by Knollwood's proposed expansion. These persons affirm they would be adversely affected by the magnitude and location of the expansion plan proposed in Knollwood's July 3, 2003 Application No.17055 to the BZA. It will be too close to property lines and too high, remove too many old growth trees, adversely increase traffic and noise, and dramatically reduce privacy. Therefore signers agree this plan does not justify the BZA lifting the 25 year prohibition on further development it established in its 1990 Order, Application No. 15358. Signers are opponents of this plan.

The signers also understand that Knollwood Neighbors is exploring alternatives to the plan proposed in Knollwood's July 3, 2003 application. They reserve the right to be either proponents or opponents of alternate proposals Knollwood may submit.

Signers also affirm that Larry Fenster or Ted Scallet from Stephenson Lane, Anita Larue from Tennyson Street, Judy Bailey or Bob Diamond from 29th Street, John Lawrence from Nebraska Avenue, or Jim Heltman from Rittenhouse Street, may serve as spokespersons for Knollwood Neighbors.

Name	Signature	Address	Date
Lewis K. Atkinson		6320-29th Pl., N.W. Wash., D.C. 20015	9/26/03
Teresa B. Posey	Teresa B. Posey	2935 Tennyson St. N.W. Washington, D.C. 20015	9-27-03
James William	J. Williams	2825 Tennyson St NW Wash DC 20015	9/27/3
Jenny E. Williams	Jenny Williams	2825 Tennyson St NW WDC 20015	9/27/03
Richard Burthey	Richard Burthey	6310 Oregon Ave, NW W, DC 20015	9/28/03

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Name	Signature	Address	Date
Elaine Gordon	Elaine Gordon	2901 Tennyson St, N.W. D.C. 20015	9/26/03
Anita LaRue McAfee ARTHUR McAFEE	Anita LaRue McAfee Arthur James McAfee	2907 Tennyson St. D.C 20015	9/26/03
Debra Ellis Dale Ellis	Debra Ellis Dale Ellis	2911 Tennyson ST N.W WDC 20015	9/26/03
Rose Marie Barrows	Rose Marie Barrows	2915 Tennyson St, NW DC 20015	9/26/03
Francesca Skelton	Francesca Skelton	6311 29th Pl NW DC 20015	9/26/03

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Name	Signature	Address	Date
Velma K James	Velma K James	6301 29th Place N.W	9/25/03
Allen E. Nelson Clarice H. Nelson	Allen E. Nelson Clarice H. Nelson	6310-29th Pl, N.W.	9/25/03
Clifford Arnold		6315 29th Pl. NW.	9/25/03
Sylvia Kinard	Sylvia Kinard	2801 Tennyson St. N.W	9/25/03
Gerald Young		6315 28th Place NW	9/25/03

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Name	Signature	Address	Date
Ellen Walker	Ellen Walker	2742 Stephenson Lane NW	9/24/03
BRIDGET BEAN WILLIAMS	Bridget Bean Williams	2748 STEPHENSON LN., NW	9/24/03
Scott Williams		2748 Stephenson Lane, NW	9/24/03
	James W Heltman	2717 Rittenhouse St. NW	9/27/03
Lynne Heltman	Lynne R. Heltman	2717 Rittenhouse St. NW	9/27/03

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Name	Signature	Address	Date
JANE McINTYRE	Jane McIntyre	2701 RITTENHOUSE ST. NW DC 20015	9/27/03
Michele Costa	MCosta	4101 29TH ST, NW Washington DC 20015	9/27/03
Jorge Costa	Jorge Costa	6101 29th St NW Washington DC 20015	9/27/03
Edward Scallet	Edward Scallet	2756 STEPHENSON 20015	9/27/03
Daniel Scallet		2756 Stephenson Ln Washington DC 20015	9-27-03

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Name	Signature	Address	Date
Roberta Scallet	Roberta Scallet	2756 Stephenson Lane NW	9/28/03
Larry Fenster Gant McCallister	Larry Fenster Gant McCallister	2736 Stephenson Lane NW	9-28-03
Sabine & Mike Rodgers	Sabine Rodgers M. Rodgers	2733 Rittenhouse St NW	9-28-03

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Name	Signature	Address	Date
Antonio Esteves		2736 Stephenson La NW Washington D.C. 20015	24.5.03
Richard Singer	Richard Singer	6217 Nebraska Ave WDC 20015	9/28/03
HENRY JANOWSKY	Henry Janowsky	6213 NEBRASKA AVE, NW WDC 20015	9/28/03
John Charles Lawrence	John Charles Lawrence	6104 Nebraska Ave Wash., DC 20015	9/28/03
PAULA JOHNSON-LAWRENCE	Paula Johnson-Lawrence	6104 - Nebraska Ave Wash, DC 2015	9/28/03

AUTHORIZATION FOR REPRESENTATION

Re: BZA Application No. 17055

I, **HEIDE FREYGANG**, live on 6247 29 St., NW, Washington, DC 20015. I have lived at this residence since (1969).

My rear property line abuts Knollwood's property, and my privacy would be adversely affected if the Board of Zoning Adjustment were to authorize Knollwood to build its proposed 80,000 sqaure foot addition. The addition would allow residents of the addition to see directly into my deck and living room from above and at a distance of less than 65 feet.

I hereby authorize the representatives of the group known as "Knollwood Neighbors" to represent me as a party of record before any Advisory Neighborhood-3/4G (ANC) meetings and before the Board of Zoning Adjustment Hearings on matters pertaining to Knollwood's BZA Application No. 17055. I will be away from Washington during the scheduled meeting of the ANC September 22, 2003 and the BZA hearing scheduled for October 14, 2003.

Heide Freygang (Date: 29. Aug. 2003

Robert A. Diamond, Witness
6251 29th St., N.W.
Washington, DC 20015

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Name	Signature	Address	Date
ROXANNE ECKHOFF	Roxanne Eckhoff	6210 29th ST. N.W. WASHINGTON D.C 20015	9/25/03
Kevin Meehan	Kevin Meehan	6262 29th ST WASH D C 20015	9/26/03
Maité Lezaun	Maité Lezaun	6270 29th St, NW Washington, D.C 20015	9/26/03
EVAN Lee	Evan Lee	6270 29th St. NW Washington, DC 20015	9/26/03
Greg T Billings (Billings) Karil Kalendorfer	Greg T Billings Karil L Kalendorfer	6278-29th Street NW WDC 20015	9/26/03

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Name	Signature	Address	Date
ROBERT LIPNICK	R Lip	6238 29th St. NW Wash. DC 20015	9/24/03
BOHDAN RADEJKO	Bohdan Radejko	6220 29th St. NW Washington, DC 20015	9/25/03
LEENAH AL-QATTAN		6220 29th St. NW Washington, DC 20015	9/25/03
Suzanne Cronk	Suzanne Cronk	6226 29TH ST NW Washington DC 20015	9/25/03
JIM ECKHOFF	Jim Eckhoff	6210 29th ST. N.W. WASHINGTON DC. 20015	9/25/03

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Name	Signature	Address	Date
MANUELLE DIAMOND	Manuelle Diamond	6251 - 29th Street NW Washington, DC 20015-1558	Sept. 24 2003
MARGARET RUBIND	Margaret Rubind	6256 29th NW WDC 20015	25 Sept 2003
SAL FIORITO	Sal Fiorito	6256 29th NW WDC 20015	25 Sept 2003
Lindsay Walsh	Lindsay Walsh	6242 29th st NW Wash. DC 20015	9/24/03
JANE BAYLIN	Jane Baylin	6238 29th St. NW Wash. DC 20015	9/24/03

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Name	Signature	Address	Date
Susan & Larry Thaw	Susan Thaw	6217 29th St NW Washington DC	9/24/03
F Mizrahi	F Mizrahi	6205-29th NW Washington DC	9/24/03
Jacques A. Mizrahi	Jacques A. Mizrahi	6205-29TH St NW Washington, D.C. 20015-1509	9/24/03
DIANE D MIZRAHI	Diane D Mizrahi	6205-29TH ST NW WASHINGTON, D.C 20015-1509	9/24/03
Robert A. Diamond	Robert A. Diamond	6251 - 29th St. N.W. Washington, DC 20015	9/24/03

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Name	Signature	Address	Date
Phyllis Wimberly	Phyllis B Wimberly	6243 29th St, NW	Sept 24, '03
Amy Tanen		6235 29th St NW	Sept 24, 03
Paul Tanen		6235 29th St NW	Sept 24, 03
Patricia Cole		6221 29th St, NW	Sept. 24, '03
David Springer		6221 29th St, NW	Sept 24, '03

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Name	Signature	Address	Date
John Wimberly		6243 29th NW	9/25/03
Patrick Linton		6225 29th St NW	9/27/03
Maya Bermingham		"	"
STEPHEN MELMAN	Stephen J. Melman	6274 29th ST, NW 20015	9/27/03
LESLIE RICE MELMAN	Leslie Rice Melman	6274 - 29th St NW Washington, D.C. 20015	9/27/03

The persons who have signed below are requesting party status as members of the group to be known as "Knollwood Neighbors." They affirm that they live within 200 feet and are abutters of Knollwood or are adversely affected by Knollwood's proposed expansion. These persons affirm they would be adversely affected by the magnitude and location of the expansion plan proposed in Knollwood's July 3, 2003 Application No.17055 to the BZA. It will be too close to property lines and too high, remove too many old growth trees, adversely increase traffic and noise, and dramatically reduce privacy. Therefore signers agree this plan does not justify the BZA lifting the 25 year prohibition on further development it established in its 1990 Order, Application No. 15358. Signers are opponents of this plan.

The signers also understand that Knollwood Neighbors is exploring alternatives to the plan proposed in Knollwood's July 3, 2003 application. They reserve the right to be either proponents or opponents of alternate proposals Knollwood may submit.

Signers also affirm that Larry Fenster or Ted Scallet from Stephenson Lane, Anita Larue from Tennyson Street, Judy Bailey or Bob Diamond from 29th Street, John Lawrence from Nebraska Avenue, or Jim Heltman from Rittenhouse Street, may serve as spokespersons for Knollwood Neighbors.

Name	Signature	Address	Date
Mayada AKIL		6282 29th St NW, Washington DC 20015	9/26/03
Julie Haifley		6286 29th St. NW Wash. DC 20015	9/26/03
John Haifley		6286 29th St. NW Wash. DC 20015	9/26/03
Herman Zimmerman		6263 29th St NW Wash. DC 20015	26 Sept 2003
Vicki Zimmerman		6263 29th St NW WASH DC 20015	26, Sept 03

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Name	Signature	Address	Date
KATHARINE MELMAN	Katharine Melman	6274 29th ST NW Washington DC 20015	9/27/03
Kathleen Lecatorb	Kathleen Lecatorb	2911 Stephenson Pl, NW. WDC 20015	9/27/03
WILLIAM B. WEITZEL	William B. Weitzel	6294 29th St. NW 20015	9/27/03
Judith Bailey	Judith Bailey	6255 29th St NW Wash DC 20015	9/28/03
MICHAEL Michael Lund LUND	Michael Lund	6255 29th St N.W. Washington, D.C. 20015	9/28/03