September 26, 2003

Larry Fenster
2730 Stephenson Lane, NW
Washington, DC 20015

17055

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Major General Donald Hilbert (Ret.)
Knollwood
6200 Oregon Ave., NW
Washington, DC 20015

Dear General Hilbert:

Thank you for hosting, on September 16, 2003, the first meeting between the Knollwood Neighbors' Working Group and the staff of Knollwood involved in developing Knollwood's expansion plans. The September 3, 2003 meeting requested by the Knollwood Neighbors afforded you the first opportunity to learn that nearly all of Knollwood's immediate neighbors oppose the plans you submitted to the Board of Zoning Adjustment, July 3, 2003.

At the September 16, 2003 meeting we learned that Knollwood has been planning this expansion now for two years. It is unfortunate that you did not consult your neighbors at the beginning of your planning process. Had you done so, we believe it would have been possible to find an expansion plan that would have been acceptable to your neighbors and fulfilled Knollwood's needs.

At the September 16, 2003 meeting you very quickly stated the reasons you rejected a variety of other expansion plans. The Knollwood Neighbors' Working Group believes some of those, with modifications, may serve as a basis for an expansion plan that will be acceptable to your neighbors and fulfill Knollwood's needs. However, there is much we need to learn about those options. We also wish to explore the feasibility of other options. This will take some time.

Unlike Knollwood, who has paid employees and consultants whose job it is to work on these matters, Knollwood Neighbors have families and full-time jobs. Having spent two years exploring alternatives yourself, you are aware

BZA
Case No. 17055
Exhibit No. 31

Board of Zoning Adjustment
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of the importance of time and cooperation. In this regard, we are concerned your request for a BZA hearing date as early as December will be too soon to allow us to explore alternatives that will be acceptable to your neighbors and to Knollwood, as well as address the concerns expressed by the ANC and DC Office of Planning at the September 3, 2003 meeting. And in fact, at the September 22, 2003 ANC meeting, the ANC expressed its belief that the exploration of alternatives could easily continue well into the first quarter of next year.

Therefore we request that you defer your request for a new hearing before the BZA to a date that is agreeable to both Knollwood and its neighbors.

On behalf of the Knollwood Working Group,



Larry Fenster

cc: Geoffrey Griffis, Chairman, BZA
Adrian Fenty, D.C. Councilmember Ward 4
Steve Cochran, Office of Planning
Anne Renshaw, ANC 3/4 G
Frank Buchholz, ANC 3/4 G