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

December 20, 2003

Mr. Geoffrey Griffis, Chairman
Board of Zoning Adjustment
441 Fourth Street, N.W. – Suite 210S
Washington, D.C. 20001

Re: Application No. 17055

Dear Mr. Griffis:

We have lived in the Chevy Chase neighborhood for almost 25 years and in our house on 29th Street, which abuts the Knollwood property, for the past 16 years. We are writing to let you know that we **strongly oppose** Knollwood's plans to build luxury apartments in our single-family home neighborhood. 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.

We oppose Knollwood's proposal for several reasons:

- Knollwood is currently under a 25-year construction moratorium pursuant to a BZA order, entered in late 1990. Back then, many of our neighbors declined to oppose this earlier, large building project because they believed that it would be Knollwood's last expansion for a full 25 years. If that moratorium is lifted only half-way through the 25-year period, how can D.C. homeowners ever again trust the BZA or the agreements entered into by large institutions?

- Knollwood's planned extension at the corner of its lot would seriously undermine the privacy of all families living on 29th Street and Stephenson Lane. We are concerned that such a tall building coming within approximately 70 feet of our property line will allow views straight into our rear bathroom and bedroom windows and down into our backyard patio. Moreover, the construction disturbance will come within 40 or 50 feet of our lot line, impinging even more on our peace and privacy during the period of construction.

- Knollwood's expansion plan would cause extensive environmental damage. The construction would require the destruction of many old growth trees – some of them 100 years old – as well as the natural landscape buffer that ensures the general privacy in our neighborhood. Also, paving for parking lots could have a negative impact on water runoff on this lot that slopes right down to Rock Creek.

- Knollwood's plans to build an exit from its parking lot onto residential Tennyson Street, right in front of some family homes with young children, will present a safety hazard.

We urge you to disapprove Knollwood's application when it comes before the BZA in February.

BZA
Case No. 17055
Exhibit No. 51

Sincerely,

Judith Bailey
Michael S. Lund

cc: Chevy Chase ANC 3/4G

Board of Zoning Adjustment
District of Columbia
CASE NO. 17055
EXHIBIT NO. 51