Concerning Application 17055

Knollwood neighbors

Stephenson Lane ♦ 29th Street ♦ Tennyson Street ♦ 29th Place ♦ 28th Place ♦ Oregon Avenue
Nebraska Avenue ♦ Rittenhouse Street

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December 23, 2003

Paul Tummonds
Shaw Pittman, LLP
2300 N St., NW
Washington, DC 20037

BY FAX AND BY MAIL

Dear Mr. Tummonds:

This letter responds to your Fax dated December 18, 2003. In our October 21, 2003 meeting with Knollwood we made clear that our primary concern is not the building of an Alzheimer's unit, but believe that the massive scale of the addition with luxury apartments on the top three floors is responsible for most of the adverse impacts on the neighborhood. In that meeting we did discuss an alternate location that might satisfy some of Knollwood's neighbors. Several members of our working group also stated their willingness to consider an Alzheimer's unit with a smaller footprint in the general location where Knollwood currently proposes its massive expansion. Unfortunately, it appears that Knollwood is unwilling to consider any change that would satisfy even a small number of the neighbors, which still leaves us with near-unanimous opposition throughout the neighborhood.

Your letter stated that Knollwood "…is available to address any questions or comments …regarding the information that is being provided to you." Yet, until we have been presented with the actual modifications Knollwood proposes to make, it is unreasonable and impossible to expect us to be able to develop meaningful questions. Therefore, we request that you immediately send to my home address listed below, by next day delivery, scaled drawings on 11" x 17" paper, showing the new proposed addition with topographical terrain levels, and the location of the parking lot, superimposed over existing trees. These types of drawings were submitted as part of Knollwood's original proposal. Please include in your delivery detailed pictures and descriptions of all other modifications that will be presented at our meeting in early January. We also propose meeting the evening of January 3, 2004, 7:30 pm to hear your proposals in person.

#58

BZA
Case No. 17055
Exhibit No. 58

Board of Zoning Adjustment
District of Columbia
CASE NO. 17055
EXHIBIT NO. 58

Your letter misstates the position of Tennyson residents, who oppose the exit onto Tennyson and the concentration of all staff parking into this lot, in addition to the specific location originally proposed. It does not appear that you have addressed the concerns of Tennyson residents by moving the lot a few feet further down the street, although we reserve final judgment until we see the details of the proposed modification.

Finally, because your client has seriously misunderstood our concerns and misrepresented our positions, we continue to believe that a professional mediator would help us reach a meaningful compromise. We very much regret your client's unwillingness to consider our proposal for professional mediation.

Sincerely,



Lawrence Fenster
President, Knollwood Neighbors
2730 Stephenson Lane, NW
Washington, DC 20015
202-736-6513 (W)
202-364-5259 (H)

cc: Geoffrey Griffis, Chairman, BZA
Jerrily Kress, Director, DC Office of Zoning
Frank Buchholz, Commissioner, ANC 3/4G
Anne Renshaw, Chair, ANC 3/4G