**Greg T. Billings**
**Karil L. Kochenderfer**

**6278 29th Street, N.W.**
**Washington, D.C. 20015**

D.C. BOARD OF ZONING
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31 December 2003

Geoffrey Griffis
Chairman
D.C. Board of Zoning Adjustment
441 Fourth Street, NW - #210-S
Washington, DC 20001

Re: Proposed Expansion of the Knollwood Retirement Home
Application #17055 filed by the Army Distaff Foundation

Mr. Griffis:

We are writing to express our opposition to the planned expansion of the Knollwood Retirement Home operated by the Army Distaff Foundation.

My husband and I have lived in the neighborhood for nearly ten years and are deeply concerned, first and foremost, about the impact of the expansion on our home and neighborhood and secondly, about the questionable process by which the Foundation has used to proceed with its planned expansion.

To date, we have lived in comfortably with the staff and residents of Knollwood as we have with our other neighbors. Yet, already we are seeing signs of distrust and anger within the neighborhood arise from preliminary discussions of the topic. What will the community be like at the end of this process – with or without the proposed expansion?

Impact on the Neigborhood

- Without a doubt, there will be increased traffic (and concurrent noise and safety concerns) on the streets of our neighborhood as a result of the expansion. As a community, we are working with DC government officials to reduce the heightened flow and speed of traffic through our community and question the wisdom of exacerbating our existing problems with this project.

- Similarly, we are concerned about the increased noise and light pollution that will result from the expansion, which already exceeds our farmily's comfort level.

Process

- As a condition for expanding their facility to its current size, Knollwood officials signed an agreement 25 years ago not to build further on their property. They now are requesting that agreement be overturned. What reason do we have to believe that they will agree to similar conditions now that they will disregard 5, 10, 15 years from now?

BZA
Case No. 17055
Exhibit No. 65

Board of Zoning Adjustment
District of Columbia
CASE NO. 17055
EXHIBIT NO. 65

- Knollwood failed to notify neighbors of their planned expansion and would have proceeded with construction had several individuals in the community not learned about the project.

- Rather than expand the building forward to Oregon Avenue in a manner that might have detracted from the aesthetic beauty of the property and appeased local neighbors, they instead proposed expanding their property in a manner that is the most aesthetically offensive to its neighbors.

Mr. Griffis, we would appreciate you voting against Application #17055, the proposed expansion of the Knollwood facility, when it comes before the Board and would appreciate you keeping us apprised of matters in this regard.

Sincerely,



Greg & Karil Billings