Ted and Roberta Scallet
2756 Stephenson Lane, N.W.
Washington, D. C. 20015

January 13, 2004

Board of Zoning Adjustment
Suite 210-S
441 Fourth Street, N.W.
Washington, D.C. 20001

Re: BZA Application 17055

Dear Members of the Board:

We have lived across the street from Knollwood for more than twenty years and did not object to the expansion it built in 1990. But we are writing to express strong opposition to this application.

First, Knollwood wants to build in a corner of its large property where the new structure will have the most impact on its neighbors. The building will necessitate the destruction of most of the trees that currently serve as a buffer between us and Knollwood. Moreover, the height of the building is not only out of keeping with our residential neighborhood, but it will also mean that residents in the top floors will have an unobstructed view into our home. Instead of a beautiful and peaceful grove of trees, we will now have a massive apartment building within a hundred feet of our front door.

Second, Knollwood has demonstrated no compelling need for such a large building. If Knollwood wants to build additional apartments to appeal to more affluent retirees, then there are many locations throughout the Washington area that are zoned for that purpose and would no doubt welcome a new luxury apartment building.

Third, we are dismayed by Knollwood's disdain for the neighborhood. In 1990, Knollwood came to the neighborhood prior to its application and explained exactly what it planned to build and why it needed the new wing. This time, Knollwood tried to divert attention from the luxury apartments in its application by discussing only the Alzheimer's units, failed to discuss its plans with the neighborhood beforehand, and has thereafter consistently refused to address the neighborhood's concerns.

BZA
Case No. 17055
Exhibit No. 97

Board of Zoning Adjustment
District of Columbia
CASE NO. 17055
EXHIBIT NO. 97

Finally, it was clear to us – and we thought everyone -- that Knollwood and the neighborhood made a deal in 1990 that Knollwood would not seek to expand the building on its property if its application were approved. We also understand that the BZA order in 1990 included a 25 year ban on Knollwood even seeking permission to build something else. We strongly urge the BZA to honor that agreement because it is not only the right thing to do in this case, but it is also essential if people are going to have any confidence at all in the zoning process.

Sincerely,

Ted Scallet

Roberta Scallet