6263 29th Street, N.W.
Washington, D.C. 20015
13 January, 2004

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

RE: Ref. App. #17055

Dear Mr. Griffis;

My wife and I have lived in the Knollwood neighborhood for the past 17 years. It has always been a welcoming area and we take great pride in this neighborhood. Even the Knollwood residents, in their walks through the area, are welcomed and valued for the diversity of senior citizens that they add to our neighborhood.

But we must add our voices in protest to the new growth, with its associate traffic and environmental degradation, proposed by Knollwood/Army Distaff Foundation. Knollwood has steadily imposed on our neighborhood and they are no longer good neighbors. They have not reached out the other residents; instead they speak with an arrogance that disappoints. We seem to have a bully in our midst that threatens our vibrant and friendly neighborhood.

When we bought our home, we understood that Knollwood had a non-expansion agreement with their neighbors. In the early 1990s, they sought and were granted a waiver to that agreement to build a substantial addition. As part of that waiver, they again promised a non-expansion agreement for another 25 years. But these agreements seem to be completely meaningless. Now, they again request a waiver for another large expansion – this time predominantly for luxury apartments. With this history of obfuscation, what can we expect as the next step in a few years?

The city may feel that Knollwood is bringing in wealthy taxpayers, but if the character of the neighborhood suffers, in the long run the expansion will be a negative for the city. Knollwood as it now stands is a luxury senior citizen facility. Being a luxury facility means that the space available is quite sufficient for conversion of an area into an Alzheimer unit. They are, after all, not increasing the total number of residents. It takes a little innovative thought and planning, but certainly this function can be incorporated within the current footprint.

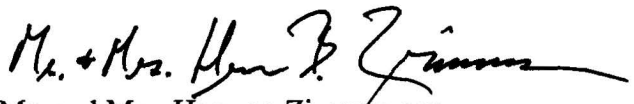
BZA
Case No. 17055
Exhibit No. 98

Board of Zoning Adjustment
District of Columbia
CASE NO. 17055
EXHIBIT NO. 98

The Alzheimer's unit will not be an addition of a charity facility. These residents are generally well to do and will pay the full cost of their care. The argument that the additional luxury apartments are needed for the business model is specious. To my mind using the plight of Alzheimer's sufferers for as a ploy to expand your business into the high-end category, is simply shameful and disgraceful.

We urge you to uphold our neighborhood. Allow us to continue to have the enjoyment of our homes without the threat to our property values.

Thank you for your kind consideration.



Mr. and Mrs. Herman Zimmerman