February 6, 2004

Mr. Geoffrey Griffis
Board of Zoning Adjustment
441 4th Street, NW; Suite 210-S
Washington, DC 20001
fax: 727-6072

RE: Letter in Opposition to Application # 17095 at 1701 Kalorama Road, NW

Chairman Griffis and other members of the BZA:

I am writing to urge the BZA to oppose the application for a special exception at 1701 Kalorama Road, NW (application # 17095), by Sun Service Inc. The valet parking at 1701 Kalorama has severly disrupted our neighborhood and lowered my quality of life. Hundreds of cars per weekend night are seen zooming in and out of that building, with little regard for pedestrians, stop signs or other basic traffic laws. The Reed-Cooke Overlay specifically prohibits this activity.

The valet parking at this location was always supposed to be a temporary activity, occurring only during construction of the parking garage at the nearby "Lofts" development. That is the only reason the neighborhood did not object to it initially. Once the Lofts garage was completed, the valet parking was to move back that location. They have disregarded their promise and have been operating their business without a valid permit.

Additionally, signs posted for this hearing were not done so in a timely manner, and I did not receive my notice for this hearing. I only heard of it through friends and neighbors, and we have had little time to organize. Our neighborhood is undergoing a building boom. In addition to the current residents, hundreds of new units are coming online, with a corresponding increase in traffic and parking. Ironically, the valet parking at this location is not being used for residents, but for out of town visitors only. The congestion on Kalorama is already much to high, and the valet parking is only making it worse.

Please respect the Reed-Cooke Overlay and the wishes of the local residents. I urge you to reject this application.

Sincerely,

Kelly Niland

Kelly Niland
1680 B Euclid St NW
Washington DC 20009

BZA
Case No. 17095
Exhibit No. 38

Board of Zoning Adjustment
District of Columbia
CASE NO. 17095
EXHIBIT NO. 38

Reed-Cooke Neighborhood Association

Of Adams Morgan

February 6, 2004

Geoffrey Griffis,
Director, Board of Zoning Adjustment
441 4th Street NW, Suite 210-S
Washington, DC 20001

Subject: Board of Zoning Adjustment (BZA) Application # 17095 at 1701 Kalorama Road, NW

Dear Mr. Griffis,

On behalf of the Reed-Cooke Neighborhood Association I wish to express our opposition to Board of Zoning Adjustment Application #17095 an Exception at 1701 Kalorama Road, NW, by Sun Service Inc

The Reed-Cooke Neighborhood Association wishes to enter the following comments into the record for BZA Application #17095 for the property located at 1701 Kalorama Road NW. During our monthly meeting on January 6, 2004, the attending membership, unanimously voted to oppose the requested Exception.

The Reed-Cooke Neighborhood Association is a neighborhood organization who's boundaries are Columbia Road on the North; 16th Street to the East; 18th Street on the West; and Florida Ave on the South. As a neighborhood adjacent to the commercial area of Adams-Morgan, Reed-Cooke is very interested in preserving the residential character of our neighborhood. Our Association was founded out of lengthy zoning cases to protect the residential character and housing in our neighborhood. The adopted regulations, The Reed-Cooke Overlay District, provides for residential compatible business for the portion of Kalorama Road that falls within our boundaries. We understand the need for business to prosper and be an active part of the community. But while engaging in business activities they must respect the rights of the residents of the Reed-Cooke Neighborhood to not be burdened by problems created by their customers, such as late night noise and excessive traffic.

District of Columbia Municipal Regulation, Title 11, Zoning, Paragraph 1403 Exceptions, provides in paragraph 1403.1 for exceptions to the requirements of The Reed-Cooke Overlay District subject to meeting certain criteria. The criteria for the requested Exception are paragraph 1403.1 (a), (e) and (g). Our opposition to the granting of this Exception is based on the fact that the Exception does not meet the criteria for an acceptable use.

Exhibit 38-A

P.O. Box 21700, Washington, DC 20009
e-mail: reedcookeneighborhood@yahoo.com

Paragraph 1403.1 (a) states in part, that the use "will substantially advance the stated purpose of The Reed-Cooke Overlay District". The requested exception does not meet the purposes of the District as stated in Paragraph 1400.2(b) or (c). The requested exception under Paragraph 1400.2(b) as "non residential uses serve the local community by providing retail goods, personal services and other activities that contribute to the satisfaction of unmet social services, and employment needs in the Reed-Cooke and Adams Morgan community" fails. The requested Exception will only provide parking for Maryland and Virginia residents, and District of Columbia residents who live outside Adams Morgan. This in no way will contribute to enhance the residential character of our neighborhood or further the purpose of the Reed-Cooke Overlay District. Further the requested Exception does not, as required by paragraph 1400.2(c) "protect the adjacent and nearby residences from damaging traffic" generated by this use. Late night noise as late as 3 to 4AM, from in and out traffic at 1701 Kalorama Road, will continue to interrupt the sleep of the residents diagonally across the intersection from 1701 Kalorama Road. Additionally, there are 42 new residential units under construction at 1700 Kalorama Road, which is directly across from the entrance to 1701 Kalorama Road. The residents of these units will be even more directly affected by the traffic generated by this Exception. At the present pace of construction, the units will start to be occupied late this summer. There are other residential units under construction within the Reed-Cooke neighborhood. Fifty three units are under construction at the corner of Champlain and Kalorama Road, and fourteen units are under construction at 2412 17th Street (rear), which abuts 1701 Kalorama Road to the north. When occupied the residents of these units will also be affected by the evening and late night traffic of requested Exception.

Paragraph 1403.1 (e) states that "Noise associated with the operation of a proposed will not adversely affect adjacent or nearby residences". A valet parking service that operates in evening to early morning hours (4PM to 3-4AM) generates noise that incompatible with residential life. Valet drivers who coordinate their activities by yelling over vehicle noise interrupt the sleep of people living in the nearby residences

Paragraph 1403.1 (g) states in part that "The use...intensity, and location proposed will not adversely affect adjacent and nearby property or be detrimental to the health safety convenience or general welfare of persons living, working or visiting the area". While the application states that 25-30 parking spaces will be provided, these spaces will be used for short term parking in the order of 1 to 3 hours. This means the turn over traffic each night will generate substantial in and out traffic. On busy weekend nights it will be in the order of several hundred cars. This places the noise and traffic burden on all residents living on Kalorama Road, Euclid Street, Champlain Street, Ontario Road, and 17th St NW. These are the traffic routes of the valet drivers going to and coming from 1701 Kalorama

Road. Traffic for this Exception is not confined to Kalorama Road. All of these Streets are involved with the valet parking generated traffic. The interior streets of the Reed-Cooke neighborhood are streets that have a lot of pedestrian foot traffic. Pedestrian safety from the harmful effects of valet drivers who are in a hurry is a concern of the residents of the Reed-Cooke Neighborhood.

Paragraph 1403.2 talks to the issue of parking lots or garages, and says that they shall meet the conditions set forth in Paragraph 1403.1. The failure of the application to meet the criteria of Paragraph 1403.1 have been discussed above.

We urge you to reject this application. When we were working to put the Reed-Cooke Overlay District in place, this type of short term parking use was discussed and rejected by the members of our organization. While not specifically stated now as a prohibited use, you can see there were sufficient criteria put in place to effectively bar short term, high volume, commercial parking; especially, a use that functions well beyond the hours when a residential neighborhood goes to sleep. We ask that you respect purpose and intent of The Reed-Cooke Overlay District, and the wishes of the local residents.

Sincerely Yours,

Peter Lyden

Peter Lyden
President
Reed Cooke Neighborhood Association

February 6, 2004

Mr. Geoffrey Griffis
Board of Zoning Adjustment
441 4th Street, NW; Suite 210-S
Washington, DC 20001

RE: Letter in Opposition to Application # 17095 at 1701 Kalorama Road, NW

Chairman Griffis and other members of the BZA:

I am writing to urge the BZA to oppose the application for a special exception at 1701 Kalorama Road, NW (application # 17095), by Sun Service Inc. The valet parking at 1701 Kalorama Rd. continues to pose a threat to the quality of life in our neighborhood. The drivers which park cars in that building show little regard for pedestrians, stop signs or other basic traffic laws. The cars themselves increase noise, congestion, and pollution. The Reed-Cooke Overlay specifically prohibits this activity.

The valet parking at this location was intended to be a temporary activity, which the neighbors permitted during construction of the parking garage at the nearby "Lofts" development. Once the Lofts garage was completed, it was to have absorbed valet parking. The company has been operating its business without a valid permit.

Additionally, signs posted for this hearing were not done so in a timely manner, and I did not receive my notice for this hearing. I only heard of it through friends and neighbors, and we have had little time to organize. Our neighborhood is undergoing a building boom. In addition to the current residents, hundreds of new units are coming online, with a corresponding increase in traffic and parking. Ironically, the valet parking at this location is not being used for residents, but for short-term visitors only. The congestion on Kalorama is already much too high, and increasing, and the valet parking will only exacerbate it.

The residents of Reed-Cooke put a great deal of time an effort into developing the Reed-Cooke Overlay as a plan that would protect the values of our neighborhood while promoting responsible development. We request that you respect the Overlay and the wishes of the local residents. I urge you to reject this application.

Sincerely,

Inez Kerr
Laurence Kerr
1722 Euclid Street NW
Washington, DC 20009

Exhibit No. 38-B

February 6, 2004

Mr. Geoffrey Griffis

Board of Zoning Adjustment

441 4th Street, NW; Suite 210-S

Washington, DC 20001

fax: 727-6072

RE: Letter in Opposition to Application # 17095 at 1701 Kalorama Road, NW

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Exhibit No. 38

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Please respect the Reed-Cooke Overlay and the wishes of the local residents. I urge you to reject this application.

Sincerely,

J. Mark White

1708 Euclid Street, NW

Washington, DC 20009

THE TRUST FOR PUBLIC LAND

Conserving Land for People

FAX COVER SHEET

TO: BZA re. #17095

FAX NO.: 727-6072

FROM: Simi Batra

NUMBER OF PAGES: 8 (including the cover sheet) DATE SENT: _____

MESSAGE: 4 more letters for tomorrow's hearing.
Thx

Simi Batra : 202. 257-4745

If you do not receive all pages or have any problem with receiving this transmission, please call as soon as possible. [redacted].