Raymond and Laura Saba
202-437-7839 (Raymond's cell)
202-437-5857 (Laura's cell)

Current Address
7528 Morningside Drive, NW
Washington, DC 20012

Future Address
2224 R Street, NW
Washington, DC 20008

December 27, 2004

RECEIVED
D.C. OFFICE OF ZONING
2004 DEC 28 PM 4:12

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

Re: BZA Case No. 17260
2224 R Street, LLC

Dear Members of the Board:

Enclosed please find signatures of property owners in the vicinity of the above-referenced project who support the requested use and special exception.

Please do not hesitate to contact me should you have any questions or comments.

Sincerely,

Laura Saba
2224 R Street, LLC

Attachment: Letter of Support (Petition with Signatures) – 12 pages

BZA
Case No. 17260
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO. 17260
EXHIBIT NO. 28

Letter of Support

for the Establishment of a Bed and Breakfast at 2224 R Street, NW

As neighbors, we would like to indicate our support for Laura and Raymond Saba to establish their personal residence at 2224 R Street, NW and to operate a 10-room Bed and Breakfast at this address. They are interested, very graciously, in maintaining good community relationships and would operate a quiet, well-run establishment which would not host special events and would not have a liquor license.

The property at 2224 R Street was in diplomatic hands for over 50 years before the Saba's purchased it in November 2003. It has been unused for a number of years and has badly deteriorated because of neglect. Since becoming its owners, the Sabas have been actively and extensively restoring the property. It is surrounded by embassy, chancery and association properties, and is not located in what one normally thinks of as a "residential" block. Because of its size, cost, lack of land, and surrounding chanceries, this property is not suitable for a single family residence. If sold again, the most likely buyer will be an embassy, chancery, or contractor for a multi-unit dwelling.

PARKING: Parking is always a neighborhood concern. The Sabas, who already own and manage a charming Bed and Breakfast in Woodley Park across from the Wardman Park Marriott, have assured us that they will not be using on-street parking. The property at 2224 R Street has four parking spaces, and from their experience at their Woodley Park facility, (which has 18 rooms and six parking spaces), an average of only 2.4 parking spaces are needed per night since most of their guests do not have cars. If ever there is an overflow, the Sabas will transport their guests to Woodley Park where their cars can be parked. If this property were to be used as a multi-unit dwelling, or by an embassy or chancery, parking would become a much greater problem, involving on-street parking spaces.

It would be good to have a neighborhood bed and breakfast as an alternative to more commercial Kalorama places such as the Courtyard Marriott and the Churchill Hotel. There are other small neighborhood commercial establishments that provide much-appreciated services to our community, such as the market near the corner of Phelps Place and California Street that has been there for over 70 years.

We are hopeful that our ANC will support Laura and Raymond Saba in their efforts to establish a neighborhood Bed and Breakfast in the Kalorama area.

(Name - Please Print)	(Address)	(Signature)
Jean Tippett	2200 Decatur Pl.	Jean Tippett
George R Constantinople		
George R Constantinople	2236 Decatur Pl.	George R Constantinople
Onika Williams	2224 Decatur Pl	Onika A. Williams
Theodore Putala	2236 Decatur Pl	Theodore Putala

Letter of Support

for the Establishment of a Bed and Breakfast at 2224 R Street, NW

(Name - Please Print)	(Address)	(Signature)
JENNIFER TORPIE	2224 DECATUR PL NW	
GERRY DESAVE	" SAME AS ABOVE	
GREGG, J. Robby	12226 Decatur PL NW	
KELLY GALBRAITH	12242 Decatur PL.	
SUPON PHORMMIN LIF	12240 Decatur Place	
KEVIN BOOK	12232 Decatur Pl	
Elizabeth Avery	1718 22nd st NW	Elizabeth Avery
TOM HARMAN	12234 DECATUR PL	
VIRGINIA SHORE	12234 DECATUR PL	Virginia Shore
MARTHA GALBRAITH	2242 DECATUR PL	
Carmel Cilla	1713 22nd NW	Carmel Cilla
Patricia Thompson	1712 22nd St NW	
JANE HOLLOWAY	12202 Decatur PL, NW	
Jill Eynon	12202 Decatur Pl	
Dorothy Newman	2206 Decatur PL	
JOHN ROSS NEWMAN	2206 DECATUR PL NW	
FOSTER A. HOCKETT	2200 DECATUR PL NW	

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(Name - Please Print)	(Address)	(Signature)
Roderick K. MacLeish (202) 494-8956	1616 22nd Street, NW	
Patricia Ketchum	1607 22nd St NW,	
ROBERT KETCHUM	1607 22nd ST NW,	
Nathaniel C. Abdes	1620 22nd st. NW	(H) 202.387.5485 (W) 703.524.6763

Letter of Support

for the Establishment of a Bed and Breakfast at 2224 R Street, NW

(Name – Please Print)	(Address)	(Signature)	
ROBERT LIEBOWITZ	1714 22 St NW		265-3121
LORI BRAINARD	1714 22nd St, NW	Lori Brainard	265-312
KEN BUDA	1835 Phelps Pl NW	Ken Buda	986-1573
MARIA DAKOLIAS	2205 California St, NW		986-9703
Valerie Schneider	2129 Florida Ave NW Apt C-3		202-241-14
Kristen GW inn	2129 Florida Ave NW Apt C-31		202-241-1
BRUCE PRESTON	2232 DECATUR PL		6662163
Allan Runge	2122 California St, NW	Allan L Runge	265-5916
EMILY D. VETTER	1901 WYOMING AVE NW	Emily D. Vetter	321-469
Jos Lipman	2210 R St		202.667 96
JAMES R. WELDON	210 EAST 73RD ST NEW YORK NY 10021		(212)288-5584
Kelly Atlas Bauchm	2153 Florida Ave NW		202 996-9475
DAROthy T. FISCHER	2161 Florida Ave NW		
IGNACIO CORUSZEWSKI	2115 1/2 S St. NW		667-3412
Kathleen L. Beggs	2205 Ca. St. NW		
Omar Soliman	2203 MASS AVE		202 462 2793

Letter of Support

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(Name – Please Print)	(Address)	(Signature)
William Fleming	1955-26th St, NW	202-337-3547
ARSEN MARTIROS	2225 R Street	
GIULIO BARRASSO	1815 S STREET NW	(202) 483 9441
BEATRIZ ABIZANDA	2231 CALIFORNIA ST NW	(202) 423 1000.
Tom Bryant	2123 R St.	
[illegible]	1600 22nd Street, NW 588-5685	
[illegible]	2133 R ST NW (202) 387-5485	RICHARD SQUIRES
EDARDO MARTINEZ-	2134 R St. N.W	332.7918
HARVEY V FINEBERG	1812 KALORAMA SQ NW	

Letter of Support
for the Establishment of a Bed and Breakfast at 2224 R Street, NW

To Whom It May Concern:

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We are aware that the property at 2224 R Street had been a diplomatic property for more than 50 years before the Saba's purchased it in November 2003.

We are aware that this property has been derelict for a number of years, that it has badly deteriorated because of neglect, and that it has been a very visible eyesore in the Sheridan-Kalorama neighborhood.

We are aware that this property is surrounded by embassy, chancery and association properties, and that this property is not located in what one would normally think of as a "residential" block.

We are aware that the size, cost, lack of land, and surrounding chanceries make this property an unlikely choice for a single family residence.

We are aware that if this property is sold, the most likely buyer will be an embassy or chancery.

We understand that the Bed and Breakfast proposed by the Sabas will be a quiet, well-run establishment which would not host special events and would not have a liquor license.

Given these considerations, we have no objection to the Saba's proposal to establish their personal residence at 2224 R Street and to operate a 10-room Bed and Breakfast at this location.

JAY A. BANNING / (Name - Please Print) (Signature)

2127 CALIFORNIA ST NW # 205
Address

202 863 8560
(Phone/Email)

lsabarsaba@verizon.net 202-437-5857 (Laura's cell) 202-437-7839 (Raymond's cell)

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Barbara Huberman, Barbara Huberman

(Name - Please Print) (Signature)

2127 California St. N.W. #105

Address

202 745 1000 DC 20008

(Phone/Email)

lsabarsaba@verizon.net 202-437-5857 (Laura's cell) 202-437-7839 (Raymond's cell)

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Cora E. Clock / Cora E Clock

(Name - Please Print) (Signature)

2122 California St., N.W. #555, Wash. D.C. 20008-1803

Address

202 328-3728

(Phone/Email)

lsabarsaba@verizon.net 202-437-5857 (Laura's cell) 202-437-7839 (Raymond's cell)

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Robert S Purvis | Robert S Purvis

(Name - Please Print) (Signature)

2153 California St, NW

Address

487-7122

(Phone/Email)

lsabarsaba@verizon.net 202-437-5857 (Laura's cell) 202-437-7839 (Raymond's cell)

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Dennis Kirk , [signature]

(Name – Please Print) (Signature)

1835 Phelps Pl NW 43 DC

Address

202 986 7687

(Phone/Email)

lsabarsaba@verizon.net 202-437-5857 (Laura's cell) 202-437-7839 (Raymond's cell)

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Charles R. Green /
(Name - Please Print) (Signature)

2122 California St. NW #153 Washington DC 20008
Address

202-518-6798 greendoi@comcast.net
(Phone/Email)

lsabarsaba@verizon.net 202-437-5857 (Laura's cell) 202-437-7839 (Raymond's cell)

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Eric Schwimmer 

(Name - Please Print) (Signature)

2127 California St. NW

Address

eric@schwimmer.com

(Phone/Email)

lsabarsaba@verizon.net 202-437-5857 (Laura's cell) 202-437-7839 (Raymond's cell)