RECEIVED
D.C. OFFICE OF ZONING
2005 JAN -3 PM 12: 27

December 30, 2004

Dear Mr. Griffis,

With reference to Board of Zoning Adjustment application 17260, for 2224 R Street, LLC, requesting an exception to establish a 10 room bed and breakfast as a home occupation under subsection 203.10, and modifications under subsection 203.10(b), to allow 10 sleeping rooms (subsection 203.8(c)(1)), and to allow more than 8 clients/customers on the premises in any one hour period (subsection 203.4(m)), in the D/R-3 District (Square 2512, Lot 13), we would like to draw your attention to the following:

- If granted, this exception will create a precedent of area properties being used for commercial purposes and activities, thereby eroding the genuine character of the neighbourhood, which is one of high architectural calibre and historic value, comprising foreign missions and residences. It would also encourage similar activities currently totally absent from this neighbourhood.

- The granting of the above-mentioned exception will cause significant disturbance, by greatly increasing the flow of traffic (ingoing/outgoing customers, deliveries, etc.), by creating noise and odours, and by further aggravating the existing illegal parking problem and congestion that we face on a daily basis, often caused by visitors to nearby consulates.

- Our primary concern is the safety of our Embassies which are adjacent to or in the immediate vicinity of the above-mentioned property (all rear windows of the Embassy of Greece Residence and Chancery directly face those of said property), including the security of visiting Presidents and Prime Ministers of the respective Republics, and other high-level American and foreign officials attending Embassy meetings and events.

In addition to the above, we would like to stress that the owner of said property, Mr. Raymond Saba, has caused, and continues to create considerable problems by not respecting the essential obligations he has as a neighbour, in particular, by violating the property boundaries of the adjacent Embassy of Greece. Although he reinstated the boundaries after numerous complaints by the Embassy, he has yet to rebuild a permanent fence which would bring an end to the current situation he has created. His behaviour gives reason to believe that he is likely to continue such practices.

BZA
Case No. 17260
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 17260
EXHIBIT NO. 29

Please bear in mind that hotels in the vicinity, such as the Westin Embassy Row and Hilton Embassy Row, both located on busy Massachusetts Avenue, NW, are clearly sufficient to serve/satisfy relevant needs in the area.

Sincerely,

Arman Kirakossian
Ambassador
Embassy of Armenia

Euripides Evriviades
Ambassador
Embassy of Cyprus

George Savvaides
Ambassador
Embassy of Greece

Leonard Ngaithe
Ambassador
Embassy of Kenya

Mr. Geoffrey H. Griffis
Chairman
Board of Zoning Adjustment
Office of Zoning
441 4th Street, NW
Suite 210 South
Washington, DC 20001