



Pillsbury Winthrop Shaw Pittman LLP
2300 N Street, NW | Washington, DC 20037-1122 | tel 202.663.8000 | fax 202.663.8007

Phil Feola
tel 202.663.8789
phil.feola@pillsburylaw.com

May 7, 2009

VIA HAND DELIVERY

Anthony Hood, Chairperson
D.C. Zoning Commission
441 Fourth Street, NW, 2nd Floor
Washington, D.C. 20001

**Re: Zoning Commission Case No. 08-21 Reply to Canal View Response
Dated May 5, 2009**

Dear Chairperson Hood and Members of the Commission:

We would like to clarify a legal inaccuracy stated in Canal View's and the Palisades Citizens Association's ("Opponents") submissions filed earlier this week. The Opponents incorrectly assert that the only matter-of-right development permitted in the R-5-A Zone District is one-family detached or semi-detached dwellings.

As the Applicant noted in its submission, however, there is no residential development is permitted in the R-5-A Zone District as a matter-of-right, including detached and semi-detached dwellings. The Opponents overlook Section 401.3, which requires that the minimum lot width and size for all uses in the R-5-A Zone District be approved by the Board of Zoning Adjustment as a special exception approval before a building can be issued. Accordingly, the site plan submitted by the Applicant is not misleading and is an accurate representation of what could be permitted on the Property.

Very truly yours,

Phil Feola

Christine Roddy

Enclosures

60-0111V-1-11111111

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ZONING COMMISSION
District of Columbia

CASE NO.

08-21

EXHIBIT NO.

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Jennifer Steingasser
Maxine Brown-Roberts
Office of Planning
2000 14th Street, NW
4th Floor
Washington, DC 20009

ANC 3D
P.O. Box 40846 Palisades Station
Washington, DC 20016

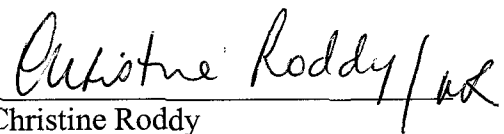
Palisades Citizens Association
PO Box 40603
Palisades Station
Washington, DC 20016

Canal View Homeowners Association
c/o Robert E. (Gene) Tucker
4602 Laverock Place, NW
Washington, DC 20007

Cornish Hitchcock, Esq.
1200 G Street, NW
Suite 800
Washington, DC 20005

David Brown, Esq.
Knopf & Brown
401 East Jefferson Street, Suite 206
Rockville, Maryland 20850

William Spence Spencer
4836 MacArthur Blvd., NW
Washington DC 20007


Christine Roddy