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April 2, 2006

Geoffrey Griffis,
BZA Chairman,
441 N. 4th. Street N.W.
Washington DC 20001

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Re: Application No. 17309 of Dorchester Associates

Dear Sir,

I wish to join my voice to the protests against the above-mentioned development proposal.

Ironically, the blessings of the Palisades neighborhood are also its curse. Location, space and tree-shaded attractiveness seem to present an open invitation to less conscientious developers to squeeze inappropriately dense residential structures into the remaining spaces never intended for the crowded ghettos of massive mansions such as that proposed by the above application.

This project is in direct contravention of the carefully developed tree- and-slope overlay designed to protect this neighborhood from just such incursions (which, by the way, seems to have not infrequently been blithely ignored by both developer's interests and the less-than-eager enforcement efforts by the BZA). The consequences to the neighborhood of overriding this important legislation have been made quite clear. Ignoring it in favor of the purely financial benefit of the developer Morton Bender would represent a serious violation of the BZA's responsibility to observe the recognized legal protection of this neighborhood's valuable attributes.

Development is inevitable, and the desirability of the proposed site to be developed in unquestionable. However, the proposed high-density project not only violates existing limitations, but by its very character – greedily pushing the limits of tolerable use of space – plainly defeats the neighborhood's actual character of undisturbed green space. If Mr. Bender sees his proposed development as a genuine contribution to this unique neighborhood as well as commercially rewarding enterprise, reducing the number of proposed structures on this lot seems a reasonable compromise.

I expect the BZA to take seriously its role in enforcing the existing legislation.

Very truly yours,

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17309

EXHIBIT NO. 102

Ursula V. Daniel

Board of Zoning Adjustment
District of Columbia
CASE NO. 17309
EXHIBIT NO. 102