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D.C. OFFICE OF ZONING

Amy S. Koch
5028 Klingle St NW
Washington, DC 20016

2006 APR 11 AM 10:04

April 7, 2006

Mr. Geoffrey Griffis
Chairman
DC Board of Zoning Adjustment
441 N 4th Street NW
Washington, DC 20001

Re: Dorchester Associates Application No. 17309

Dear Mr. Griffis:

As a long-time resident of the Palisades/Kent community, I am writing to oppose the request for a special exception to the DC Zoning Laws made by Dorchester Associates for a proposed development at 2762 Chain Bridge Road for three reasons.

First, the grant of a special exception to allow the construction of the homes proposed in Dorchester Associates' plan will violate the Chain Bridge Road/University Terrace Tree and Slope Overlay ("Overlay") and will create an inappropriate precedent for further erosion of the Overlay.

Second, the Overlay represents, to a very real degree, the wishes of the Palisade neighborhoods to protect the tree line of the Chain Bridge Road and University Terrace area. While development is occurring in the Palisades area and can produce positive benefits, the views of existing homeowners should be given due consideration -- particularly when those views have been translated through the City Government's laborious political processes into special zoning requirements such as the Overlay. Granting exceptions to the Overlay for purely commercial reasons denigrates not only the Palisades neighborhoods, but the very political processes that DC residents rely on to ensure their needs are addressed by their City Government.

Third, as a user of Battery Kemble Park, I believe that the construction of such a large number of homes on three and one-half acres of land directly across from the Park could have an adverse effect on its scenic and recreational values. Also, I worry that the proposal could present safety concerns on Chain Bridge Road.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17309

EXHIBIT NO. 113

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CASE NO. 17309
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The Palisades neighborhoods are desirable places to live due in large part to the existing green spaces and parks. I request that the BZA uphold the Overlay requirements in this proceeding to protect these values.

Very truly yours,

A handwritten signature in black ink, appearing to read "Amy S. Koch". The signature is fluid and cursive, with the first name "Amy" being more prominent.

Amy S. Koch

cc: Mr. Spence Spencer
President
Palisades Citizens Association