



rudid

RECEIVED

D.C. OFFICE OF ZONING

2006 OCT 25 PM 2:33

Geoffrey H. Griffis
Chairperson Board of Zoning Adjustment
441 4th Street, N.W.
Suite 200
Washington, D.C. 20001

October 24, 2006

Dear Chair and BZA Board Members

As neighbor to the entire south side of the Dorchester property – 474 Linear Feet – I have stated my opposition to the proposed development at the hearing of July 18, 2006. In addition, you are in possession of my written statement and exhibits.

At the rebuttal hearing on September 19, 2006 Dorchester presented –yet again- a modified storm water management plan to which I am not only opposed to but which contains serious inaccuracies.

- A. At the south of Lot 'F', they show an asphalt driveway, there is no such driveway. The entire south side of Lot 'F' is my residence. There is no driveway, not even a path.
- B. The plan also shows the usage of an 18" pipe under my driveway – adjacent to Dorchester's Lot 'A'. I am absolutely opposed to Dorchester using this pipe, please refer to page 3 of my presentation of July 18th, 2006, where the reasons are clearly stated.
- C. A new element added to the latest SWM plan is the proposal of an Infiltration Trench at the extreme Southwest end of the lot. I must oppose to this proposed trench for two reasons. First, the installation will require the access and disruption of my landscaped garden and secondly, a malfunction of the system will lead to the flooding of my property.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17309
EXHIBIT NO. 166

Board of Zoning Adjustment
District of Columbia
CASE NO. 17309
EXHIBIT NO. 166

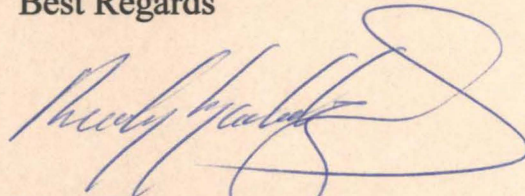
I understand the need for such a trench, but it should be located further inside the Dorchester property, not at the edge of my property line.

As a general observation, I reiterate that my opposition is caused by the density and poor civil planning of this development. Being a developer/architectural designer/builder myself, I am talking within my area of expertise.

The office of planning has recommended the elimination of lot 'F', I am absolutely against the development of lot 'F' or any structure on the slopes of lot 'F', lot 'G' and against the height of the building on lot 'D'.

We appreciate the time you are dedicating to a project in which its flawed approach is so time and energy consuming to all of us.

Thank you,
Best Regards

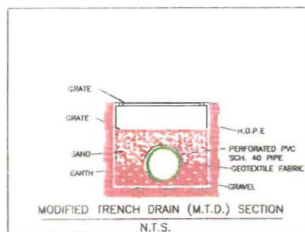
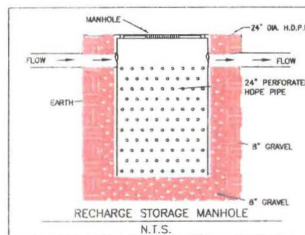
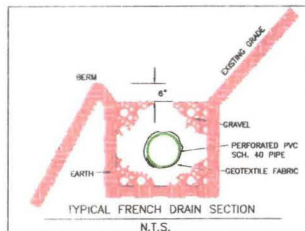
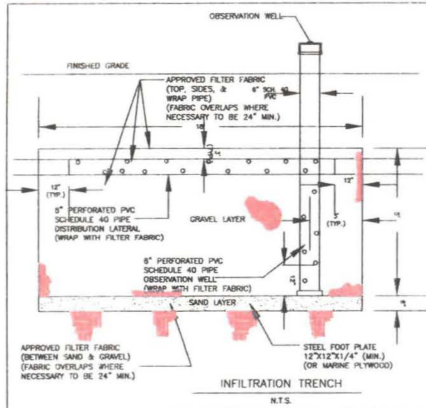
A handwritten signature in blue ink, appearing to read 'Rudi E. Djabbarzadeh', with a large, stylized flourish at the end.

Rudi E. Djabbarzadeh

GENERAL NOTE:

IT IS THE VIEW OF DC WATERSHED PROTECTION DIVISION (SWM REVIEW DIV.), AULTEC, INC. AND THE OWNER THAT UNANTICIPATED FIELD CONDITION MAY NECESSITATE MINOR CHANGES TO THIS CONCEPT PLAN.

6"-12" CONCRETE SWM BAFFLE



EX. INLET



I.T.

EX. ASPHALT DRIVEWAY

AREA TO BE BORED

EX. ASPHALT DRIVEWAY

To MacATHUR BLVD

CHAINBRIDGE ROAD

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S

EX. 10' S

EX. 40' S