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December 21, 2006

VIA HAND-DELIVERY

Mr. Geoffrey Griffis
Chairman
Board of Zoning Adjustment
441 4th Street, N.W.
Room 200
Washington, D.C. 20001

RECEIVED
D.C. OFFICE
2006 DEC 21 PM 1:30

Re: BZA Application 17309

Dear Chairman Griffis:

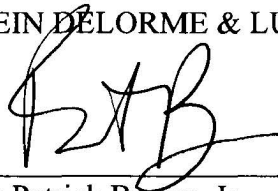
On December 19, 2006, this firm filed the attached Proposed Findings of Fact and Conclusions of Law on behalf of the Chain Bridge Road Preservation Committee, a party in opposition to this Application. Unfortunately, we neglected to include a cover letter to identify the source of this filing.

Please accept this letter for inclusion with the earlier filing.

Thank you for your cooperation in this matter.

Sincerely,

GREENSTEIN DELORME & LUCHS, P.C.

By: 

John Patrick Brown, Jr.

JPB/prm
Enclosure

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17309

EXHIBIT NO. 175

304219v1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17309
EXHIBIT NO. 175

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

2006 DEC 19 PM 3:08

Application No. 17309 of Dorchester Associates LLC, pursuant to 11 DCMR § 3104.1, for a special exception under section 2516, to allow thirteen detached single-family dwellings on a single subdivided lot, including approval of two sixteen foot wide roadways rather than twenty-five foot wide roadways under subsection 2516(d), in the CBUT/R-1-A District in the 2800 block of Chain Bridge Road, N.W. (Square 1425, Lot 827, Parcels 12/63, 12/293 and 12/294)

HEARING DATES: April 26, 2005; July 19, 2005; January 10, 2006; April 11, 2006; July 18, 2006; September 19, 2006 and October 31, 2006

DECISION DATE: January 9, 2007

DECISION AND ORDER

PRELIMINARY AND PROCEDURAL MATTERS:

Application: This Application was filed on February 18, 2005 by and through then counsel for the Applicant, Norman M. Glasgow, Jr. of Holland & Knight, L.L.P.

Self-Certification: The zoning relief requested in this case was self-certified by the Applicant pursuant to 11 DCMR § 3113.2.

Notice of Public Hearing: On March 3, 2005, pursuant to 11 DCMR § 3113.13, the Office of Zoning mailed the Applicant, the owners of property within 200 feet of the Subject Property, and ANC 3D notice of the April 26, 2005 hearing. Notice was also published in the D.C. Register. The Applicant posted placards at the property regarding the application and the public hearing and submitted an affidavit to the Board to this effect.

Requests for Party Status: At the April 26, 2005 hearing, the Board ruled on several requests for party status, including: 1) the Chain Bridge Road/University Terrace Preservation Committee ("Preservation Committee"), Mr. Rudy Djabbarzadeh, and the Chain Bridge Road Citizens for Responsible Growth.

The Board approved the Preservation Committee as a party in opposition. The Preservation Committee is a 501(c)(3) not for profit corporation dedicated to protecting the unique park-like character of the Chain Bridge Road/University Terrace neighborhood. The Committee is supported by contributions from members of the community. The Preservation Committee was instrumental in the creation of the Chain Bridge Road/University Terrace Overlay District in 1999 by the Zoning Commission. The Preservation Committee is actively involved in enforcing the CBUT Overlay's requirements on behalf of the seventy (70) families in the Overlay District. The Preservation Committee was represented by counsel, John Patrick Brown, Jr. of Greenstein DeLorme & Luchs, P.C.