

PARTY STATUS APPLICATION

Notice: [Click Here for Application Form Instructions](#)

Name: Chain Bridge Road/University Terrace Preservation Committee  
Address: 2824 Chain Bridge Road NW City: Washington State: DC Zip: 20016  
Phone: 202-637-2183 Fax: 202-637-2201 Email: BOB.SUSSMAN@LW.com  
Attn: Bob Sussman

I, hereby request to appear and participate as a party.

Signature: *John Patrick Brown, Jr.* Date: 4/11/05  
*Robert Sussman, Chair*

Will you appear as a(n) ☐ Proponent ☒ Opponent Will you appear through legal counsel ☒ Yes ☐ No

If yes, please enter the name and address of such legal counsel.

Name: John Patrick Brown, Jr., Greenstein, DeLorme & Luchs, PC  
Address: 1620 L Street, N.W. City: Washington State: DC Zip: 20036  
Phone: 202-452-1400x334 Fax: 202-452-1410 Email: JPB@gd1law.com

Please answer all of the following questions referencing why the above person should be granted party status.  
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?\*

Please see attached sheet

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)\*

Please see attached sheet

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)\*

Please see attached sheet

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?\*

Please see attached sheet

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.

Case No. 17309  
Exhibit No. 48

Please see attached sheet

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 17309  
EXHIBIT NO. 48

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.\*

Please see attached sheet

Print Preview

Clear Form

RECEIVED  
D.C. OFFICE  
2005 APR 12 PM 2:00

**BOARD OF ZONING ADJUSTMENT  
CASE 17309  
APPLICATION OF THE CHAIN BRIDGE ROAD/  
UNIVERSITY TERRACE PRESERVATION COMMITTEE  
FOR PARTY STATUS**

**Additional Pages 1 - 3**

**1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?**

The Chain Bridge Road/University Terrace Preservation Committee (CBRUTPC) is an IRS-approved, 501(c)(3) organization, established for charitable and educational purposes, including, but not limited to protecting and preserving the topographical, landscaping and arboreal features and historic and residential character of the Chain Bridge Road/University Terrace neighborhood of the District of Columbia and other areas of the District of Columbia.

**2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)**

The CBRUTPC is a volunteer organization that represents the interests of the more than 70 households within the area comprising the Chain Bridge Road/University Terrace Tree and Slope Protection Overlay established pursuant to an Order of the District of Columbia Zoning Commission in 1999. Prior to its incorporation, the CBRUTPC led the fight to have the Overlay established, and has since become a leading force for the strengthening and enforcement of the Overlay.

**3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200 ft.)**

The property that is the subject of the application before the Board (hereinafter the "Bender Property") lies near the geographical heart of the area included in the Chain Bridge Road/University Terrace Tree and Slope Protection Overlay, and is surrounded on two of its three sides by properties that lie within the Overlay. The third (southeastern) side of the Bender Property abuts Chain Bridge Road, which dates from the colonial era and is itself bordered on the southeast by Battery Kemble Park, a division of Rock Creek Park named after a Civil War installation that lies within the Park. In addition, there are at least 18 private properties lying within 200 feet of the Bender Property, of which 16 fall within the area included in the Chain Bridge Road/University Terrace Tree and Slope Protection Overlay.

**4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?**

The CBRUTPC, as a representative of the interests of the more than 70 households lying within the Overlay area, states that there are significant environmental, economic and social impacts that are likely to affect all of the residents of the Overlay area if the action requested of the Board is approved. The CBRUTPC is uniquely situated to identify and comment upon these impacts in a united manner on behalf of the residents of the Overlay area, and is prepared to do so in great detail at the scheduled hearing in connection with this matter. In summary, the proposed action –

- will result in 13 large homes being constructed where none now exists, raising serious issues regarding its suitability and compatibility with the surrounding neighborhood
- will raise significant environmental issues, including --
  - management of storm water runoff
  - alteration of existing hillsides and topography
  - preservation of existing trees
- will raise major traffic safety issues because of the increased traffic generated by the proposed access roads, and the safety concerns created by the proposed configuration and location of these roads
- raise significant engineering issues, as many of the largest proposed structures will be situated in filled land and unstable slopes; and
- is not practicable because it cannot conform to either the letter or intent of the Chain Bridge Road/University Terrace Tree and Slope Protection Overlay, which was established to protect designated trees, steep slopes, and the park-like setting of the Overlay area.

**5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.**

Chain Bridge Road is a largely unimproved byway of great historical significance, abutting a historic landmark structure, a pre-Civil War cemetery and a Civil War installation (Battery Kemble). The residential lots abutting the road are large, while the improvements on those lots are largely of modest dimensions. Along its entire 1-mile length, there are only 35 residences that actually front on the road. In addition, the federal

| parkland to the east runs virtually along the road's entire length, and creates a pastoral setting appropriate to the road's historic character.

The proposed development, if approved, would irrevocably change all this. It would increase the total number of residences along the road by over 25 percent. It is an intense, maximum-build-out proposal that would directly affect the character of the road, degrade the road's existing character and attributes, significantly increase traffic, trigger massive environmental impacts, create traffic and safety issues, and forever alter the experience of users of the abutting federal parkland.

**6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.**

As indicated, as an organization representing the interests of the more than 70 households within the Overlay area on whose behalf the Overlay was enacted, the CBRUTPC is uniquely situated to identify and comment upon the many adverse impacts of the proposed project, and is prepared to do so in great detail at the scheduled hearing in connection with this matter. Many residents, either abutting or within 200' of the property that is the subject of the appeal or application before the Board, have indicated their willingness to be represented by the CBRUTPC in this matter (see attached sheets).

Attachments

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**Signed:**

Richard England 4-9-25  
(Signature) (Date)

RICHARD ENGLAND  
Printed Name

2832 Chain Bridge Rd, NW  
DC 20016-3406

### Address

BEFORE THE BOARD OF ZONING ADJUSTMENT  
CITY OF WASHINGTON  
DISTRICT OF COLUMBIA

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In re: BZA Case No: 17309

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PETITION OF DORCHESTER ASSOCIATES

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As an interested party in the above matter, pursuant to 11 DCMR § 3106, I hereby authorize the Chain Bridge Road/University Terrace Preservation Committee to appear on my behalf, speak for me and present my views before the Board of Zoning Adjustment. This authorization includes the power to bind me in this case.

Signed:

 04/09/05  
(Signature) (Date)

William M. Barnard  
Printed Name

2700 Chain Bridge Rd. N.W.  
Dc 2006  
Address

BEFORE THE BOARD OF ZONING ADJUSTMENT  
CITY OF WASHINGTON  
DISTRICT OF COLUMBIA

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In re: BZA Case No: 17309

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PETITION OF DORCHESTER ASSOCIATES

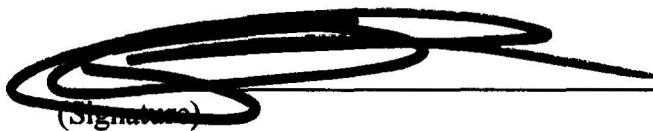
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Signed:



(Signature)

4/9/05  
(Date)

PETER HAPSTAK  
Printed Name

2927 UNIVERSITY TERR. NW  
WASH, DC 20016  
Address

BEFORE THE BOARD OF ZONING ADJUSTMENT  
CITY OF WASHINGTON  
DISTRICT OF COLUMBIA

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In re: BZA Case No: 17309

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Signed:

Lois H. England      4/9/05  
(Signature)                      (Date)

Lois H ENGLAND  
Printed Name

2832 CHAIN BRIDGE RD., NW  
WASH. DC. 20016  
Address

BEFORE THE BOARD OF ZONING ADJUSTMENT  
CITY OF WASHINGTON  
DISTRICT OF COLUMBIA

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In re: BZA Case No: 17309

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Signed:

  
(Signature) \_\_\_\_\_ 9 APR 05  
(Date)

William Spence Spencer  
Printed Name

2025 49th St. NW

Washington DC 20007  
Address

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**Signed:**

Veronica Steinwald 4/9/05  
(Signature) (Date)

Veronica Steinwald  
Printed Name

3115 Chain Bridge Rd.

Washington DC 20014  
Address

BEFORE THE BOARD OF ZONING ADJUSTMENT  
CITY OF WASHINGTON  
DISTRICT OF COLUMBIA

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In re: BZA Case No: 17309

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Signed:

Eliza K Klose April 9, 2005  
(Signature) (Date)

ELIZA K KLOSE  
Printed Name

2930 CHAIN BRIDGE RD

WDC 20016  
Address

BEFORE THE BOARD OF ZONING ADJUSTMENT  
CITY OF WASHINGTON  
DISTRICT OF COLUMBIA

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In re: BZA Case No: 17309

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PETITION OF DORCHESTER ASSOCIATES

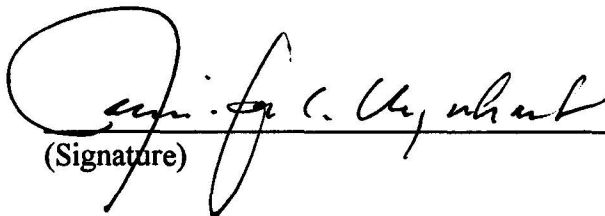
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Signed:

  
(Signature) \_\_\_\_\_ (Date)

Jennifer C. URQUHART  
Printed Name

2822 University Ter. NW

Wash DC 20016

Address

BEFORE THE BOARD OF ZONING ADJUSTMENT  
CITY OF WASHINGTON  
DISTRICT OF COLUMBIA

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In re: BZA Case No: 17309

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Signed:

Erin S. Moorhead April 9, 2004  
(Signature) (Date)

Erin Moorhead  
Printed Name

4836 Loughboro Road  
Washington, D.C. 20016  
Address

BEFORE THE BOARD OF ZONING ADJUSTMENT  
CITY OF WASHINGTON  
DISTRICT OF COLUMBIA

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In re: BZA Case No: 17309

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Signed:

*Lisa S Kelly* *4/9/2005*  
(Signature) (Date)

*LISA S. KELLY*  
Printed Name

*3117 Chain Bridge Rd NW*

*Washington, DC 20016*  
Address

BEFORE THE BOARD OF ZONING ADJUSTMENT  
CITY OF WASHINGTON  
DISTRICT OF COLUMBIA

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In re: BZA Case No: 17309

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Signed:

Helen Daniel                      4/9/05  
(Signature)                                      (Date)

HELEN DANIEL  
Printed Name

2680 Chain Bridge Rd.

Wash. D.C. 20016  
Address

BEFORE THE BOARD OF ZONING ADJUSTMENT  
CITY OF WASHINGTON  
DISTRICT OF COLUMBIA

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In re: BZA Case No: 17309

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Signed:

Steven S. Wolf 4/9/05  
(Signature) (Date)

Steven S. Wolf 4/9/05  
Printed Name

3117 Chain Bridge Rd, NW

Washington, DC 20016

Address

BEFORE THE BOARD OF ZONING ADJUSTMENT  
CITY OF WASHINGTON  
DISTRICT OF COLUMBIA

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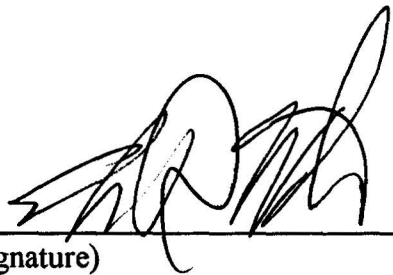
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Signed:

  
(Signature)

4/11/05  
(Date)

Arthur R. Watson  
Printed Name

2828 Chain Br Rd

Wash DC 20016  
Address