



PARTY STATUS APPLICATION



Notice: See other side of party status form for instructions.

NAME: Last	DTABBARZADEH		First	RUDY		Middle I.				
ADDRESS: Street	2740 Chain Bridge Rd. NW		Apt. # (if any)		City	Washington	State	DC	Zip Code	20016
Phone No.	202 - 686 0003		Fax No.	202 - 364 6355		E-Mail				
I, hereby request to appear and participate as a party.						Signature			Date	04-12-05
Will you appear as a(n)	☐ 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: Last	BROWN		First	PATRICK		Middle I.					
ADDRESS: Street	1620 L. Street NW		Ste. # (if any)	Suite 900		City	Washington	State	DC	Zip Code	
Phone No.	202/4521400 ext 334		Fax No.			E-Mail					

* I will be represented by counsel for some purposes although I plan to testify.

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.)

- 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?
It will have an adverse consequence if the following issues are not addressed and resolved. A) Storm water Management. B) Soil stability + erosion. C) Architectural. * Please review attached letter for the basis of the 3 above mentioned issues.
- What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
I am the owner of 2730 - 2738 and 2740 Chain Bridge Rd. NW. Wash. DC 20016.
- 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.)
455 ft of contiguous property line with Dorchester LLC. All of the South/Dorchester side of Dorchester LLC.
- 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? IF approved, expect flooding of homes and gardens, mudslides into our properties, damage to retaining walls, collapse of sewer ejector systems (2 homes), and reduction in value of properties. * Please review attached letter for the reason of impacts.
- 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. The letter attachment referred to in question #1 above, and #4 will demonstrate the relevant matters. - Photos, video, plans, studies - .
- 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.

Explanations are in Q. # 1, 2, 3, 4, 5 and letter attached. Hopefully further explanations will be brought to light at the hearing with my testimony. Dorchester LLC, has shown no due diligence in its approach in regard to swm, grading, soil erosion, soil boring and architectural and environment.

Attachment to Item #1.

Issue a). Storm Water Management.

2730 Chain Bridge Rd NW, 2738 Chain Bridge Rd NW, 2740 Chain Bridge Rd NW, L. Baxt of 2728 ½ Chain Bridge Rd NW, 2851 University Terrace NW, and 2855 University Terrace NW have been flooded in July of 1991 and on August of 2001. Water entered four of the above mention properties up to a height of 30 inches – see photos. Two additional houses had extensive yard damage.

Our SWM system was implemented in 1990, a hydrostatic study was prepared covering 12.5 acres (including approximately 30% of Dorchester's property) of land. The system was installed oversized of requirements. Subsequent improvements were made with each crisis over the years, (1991 through 2001).

Dorchester LLC. will further reduce available pervious ground/soil. Their SWM proposal and its installation should be reviewed with the utmost attention.

Issue b). Soil Stability and Erosion.

I have owned property on Chain Bridge Road, NW since 1987. I built my house and took residence as of January 12, 1990. I am familiar with the Dorchester property and had visited the property on numerous occasions before the purchase by Dorchester LLC. This property has many areas, as much as 30% of the property, which is landfill. It is unknown if Dorchester LLC. has performed any soil boring tests, an absolute must, no test results have been provided to date. The submitted conceptual subdivision plan shows implementation of houses in areas that have over 20 feet of fill dirt or construction trash debris. I will point out those locations during the hearing.

Certain areas of the slopes have been stabilized with planting – bamboo and other – while other areas have been neglected. In July of 2003 a tree of over 90 feet in height fell on our residence scraping the house, damaging gardens and terracing due to over 4 feet of accumulated trash at its root system, and this was not the only incident. Tree removal cost alone was \$20,480.00.

Dorchester LLC. claims there will be no grade change, therefore no need for a grading plan. No site that will have excavation for basements, driveways, and installation of SWM systems can be without a site plan that addresses grading.

Finally, there is no mention of retaining walls that will have to be constructed, or the affect of construction on existing retaining walls within the Dorchester property or that of its neighbors.

Issue c). Architectural.

The architectural elevations presented for different lots show in some cases very steep roofs. These steep roofs will have a high velocity and high volume discharge of rain/storm water. Are these architectural schematics sufficient for the calculation of storm water management systems?

And finally, some of the suggested dwellings would tower existing houses in an inconceivable manner. Example, lot F has a suggested house less than 23 feet away from an existing house (2740 Chain Bridge Road, NW) that would start 12 feet higher and erect itself another 51 feet from that point – a towering effect of 63 feet within 23 feet of the neighboring residence, and on fill dirt!

I hope this letter is informative and of assistance to you. I hope you will have questions on these issues and I will be able to answer them in the most correct manner.

Thank you for your attention.

Rudy Djabbarzadeh

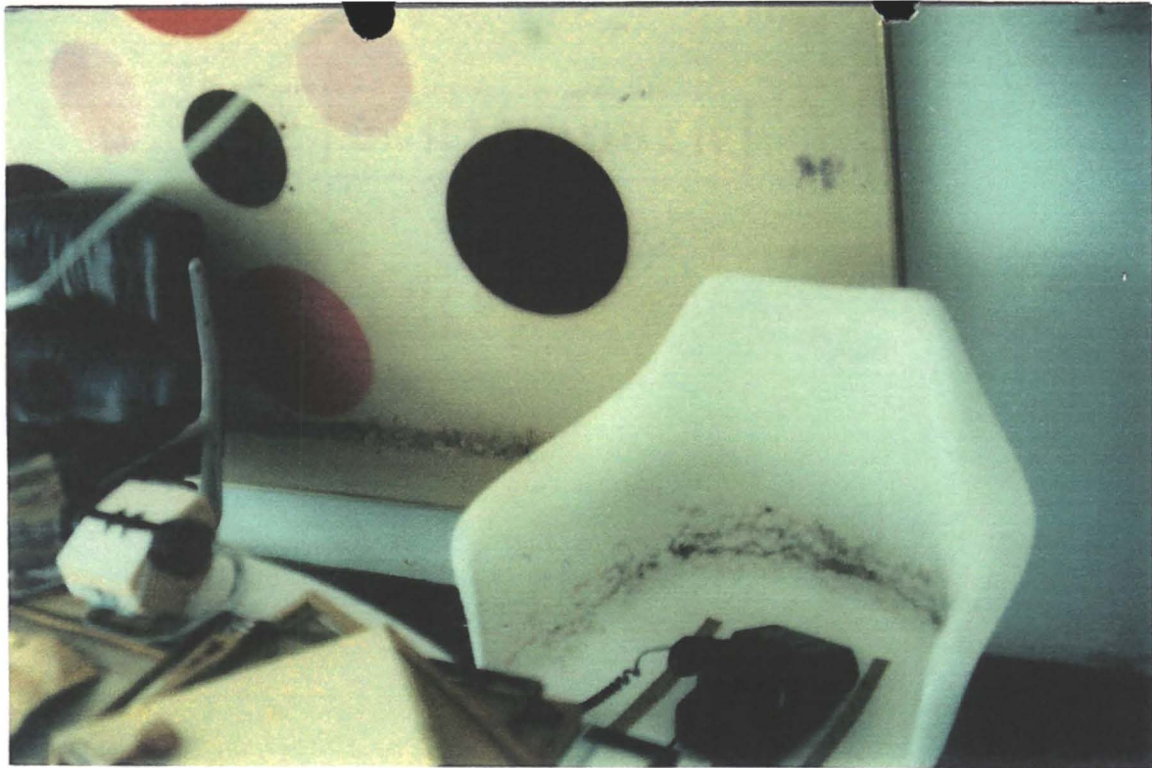
2740 Chain Bridge Road, NW

Hereby I would like to serve notice that Rudy Djabbarzadeh will represent the following homeowners only on the questions relating to SWM, soil erosion, and architectural issues.

2851 University Terrace NW - J. Wallace	202-364-3306
2855 University Terrace NW – M. Olsen	202-237-7476
2728 ½ Chain Bridge Road NW – L. Baxt	202-686-6446
2722 Chain Bridge Road NW – L. Carter	202-966-3579
2730 Chain Bridge Road NW – R. Djabbarzadeh	202-686-0003
2738 Chain Bridge Road NW – R. Djabbarzadeh	202-686-0003
2740 Chain Bridge Road NW – R. Djabbarzadeh	202-686-0003



1991.



1991.