

THE PALISADES CITIZENS ASSOCIATION

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April 20, 2005

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

RE: Application No. 17309
Hearing date: April 26, 2005

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Dear Chairman Griffis and Members of the Board:

This is written in reference to application number 17309 for a special exception requested by Dorchester Associates LLC [Morton Bender et al] to configure a development of homes on three contiguous parcels on Chain Bridge Road NW, all lying within the Chain Bridge Road/University Terrace Overlay, a fragile area of terrain set aside in 1999 to protect the heavily wooded nature, trees, slopes and watershed of this area of the city.

At its most recent meetings on April 5th and 13th, the Palisades Citizens Association's general membership and board of directors, the latter in a unanimous vote, have gone on record to oppose this application. The Board of Directors voted to oppose the application because of the lack of underlying support to the application required to carry Dorchester Associates' burden of proof on what will be at least a \$30,000,000 real estate development, and that such a project would not adversely impact its surroundings.

The applicant's request is effectively open ended. Mr. Bender has admitted that construction of the requested number of homes could go on for as long as six years. His only plan is to begin construction on a new home every six months, yet this so-called schedule could be lengthened if the market for sales is slowed by the economy. There has been no consideration given to the fact that Chain Bridge Road is not engineered to carry the weight of heavy truck and earthmoving equipment going up and down the road for such a potentially extended period of time.

In addition to the above, we also note a host of issues that should be addressed to meet the applicants' burden of proof for such a high-density, high-value development. In addition to observing the provisions of the Chain Bridge Road University Terrace overlay, Dorchester Associates must focus on other critical issues, such as soil and stormwater management, traffic congestion and safety concerns, tree inventories, slope stability, grading concerns, utility issues, the impact on a landmarked schoolhouse on the property, and the project's impact on the adjacent Battery Kemble Park.

BZA**Case No. 17309****Exhibit No. 56**

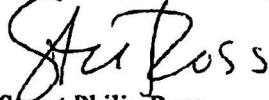
Board of Zoning Adjustment
District of Columbia

Serving the neighborhoods bounded by the Potomac River, Foxhall Road, Laughlons Road and the District Line

CASE NO. 17309
EXHIBIT NO. 56

Therefore, the Palisades Citizens Association urges the BZA to deny Dorchester Associates' plans to create theoretical lots in order to artificially increase the number of houses that would otherwise be allowed on this site. As such, we urge you to deny this request and thank you for your consideration of our position in this matter.

Respectfully submitted,



Stuart Philip Ross
President
Palisades Citizens Association



Alan Z. Aiches, Chair
Zoning Committee
Palisades Citizens Association

CC: Robert Sussman, President, Chain Bridge Road/ University Terrace Preservation Committee
Alma Gates, Chairman, ANC-3D
Councilperson Kathy Patterson