

**DORCHESTER ASSOCIATES, LLC
SUITE 606
1025 CONNECTICUT AVE, NW
WASHINGTON, DC 20036**

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D.C. OFFICE OF ZONING
2005 DEC - 7 PM 4: 04

December 5, 2005

Robert Sussman
2824 Chain Bridge Road, N. W.
Washington, D. C. 20016

Dear Mr. Sussman:

We have reviewed with interest your letter dated November 8, 2005 concerning our property. It is an interesting letter since it discusses your philosophy for how our site should be developed and puts forward a framework for how you view the site without getting to any specifics as to the number of units which you believe are appropriate or providing any technical specifications as to impacts.

Fortunately, the Zoning Regulations and the special exception test, which an applicant must meet, provide a framework for discussion of development of the site and is the one which will be used by the Board of Zoning Adjustments in determining the merits of our pending special exception application. Therefore, we will and have been, guided by the Zoning Regulations in our evaluations for development of our site. To the extent your thoughts are consistent with the, requirements of the Regulations, they have been addressed in that context.

By way of overview, it is our understanding that we may construct nine dwelling units on our property as a matter-of-right as we have advised previously. Our present proposal, as you are aware, provides for 13 units. Therefore, when you suggest that there should be substantially fewer units on our site, it does not make any sense for us to proceed with a special exception application unless our proposal exceeds the nine units we can now build.

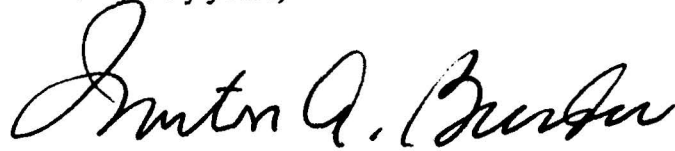
**BOARD OF ZONING ADJUSTMENT
District of Columbia**

CASE NO. 17309
EXHIBIT NO. 74

Board of Zoning Adjustment
District of Columbia
CASE NO. 17309
EXHIBIT NO. 74

Thank you for sharing your thoughts on this matter with us. We would also suggest in the future that you correspond directly with us and not our attorneys.

Very truly yours,

A handwritten signature in black ink, reading "Morton A. Bender". The signature is written in a cursive, flowing style with a large initial 'M'.

Morton A. Bender

**Cc: Mr. Geoffrey Griffis (Chair, BZA)
Alma Gates (Chair, ANC 3-D)
Maxine Brown-Roberts (OP)
Patrick Canavan (Director, DCRA)
John Patrick Brown, Esquire**