

THE PALISADES CITIZENS ASSOCIATION

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January 9, 2006

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

RE: Application No. 17309
Hearing date: January 10, 2006

Dear Chairman Griffis and Members of the Board:

This letter concerns application 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.

We understand that this matter will be discussed at the January meeting of the Board of Zoning Adjustment, and that the applicant submitted a revised application on December 23. Needless to say, the Palisades Citizens Association (PCA) has not been able to go through the details of the new proposal. No copies of the revised application have been provided to the PCA. Accordingly, we support requests for a continuance.

As noted in our letter to you of April 20, the Palisades Citizens Association is on record as opposing this application. The PCA has not heard from Mr. Bender since he spoke to our board in Spring, 2005, despite his pledges to consult with the community on his request. In April of 2005, the Palisades Citizens Association's general membership and board of directors, the latter in a unanimous vote, voted to oppose this application.

Neighbors continue to raise a number of issues, which we are prepared to address once we have the chance to review his application. The PCA remains concerned about safeguarding the natural environment, something the Chain Bridge Road/University Terrace Overlay was designed to achieve.

The open ended nature of the construction, soil and stormwater management (including effects on neighboring properties), unsafe roads (both within the development and the extremely narrow Chain Bridge Road), traffic congestion, the impact on a landmarked schoolhouse on the property, and the project's impact on the adjacent Battery Kemble Park are only some of the questions that the community has raised.

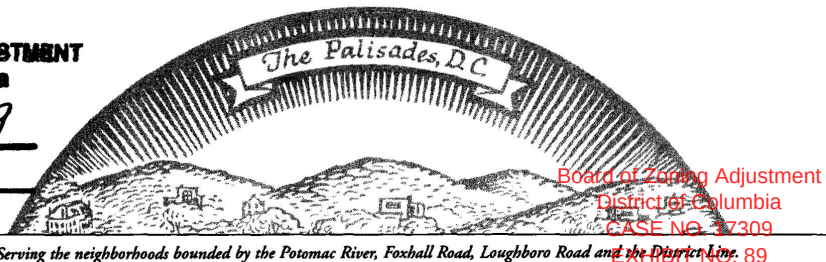
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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17309
EXHIBIT NO. 89



Board of Zoning Adjustment
District of Columbia
CASE NO. 17309
EXHIBIT NO. 89

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

We are concerned at the absence of a dialogue with Mr. Bender, but continue to look forward to speaking with him on these and other issues. It is essential that all involved address both his and the community's concerns in a transparent manner.

In the interim, Mr. Bender has not met his burden of proof and the quality of our community remains threatened. If a continuance is not possible, the Palisades Citizens Association again urges the BZA to deny Dorchester Associates' plans to create this high density, high-value development that will have significant impacts on the community. Thank you for your consideration of our position in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Spence Spencer".

**Spence Spencer
President
Palisades Citizens Association**

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