

THE PALISADES CITIZENS ASSOCIATION

Post Office Box 40603 Palisades Station Washington, DC 20016
Phone/Fax: 202-363-7441 WWW.PALISADESDC.ORG

March 23, 2006

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

RE: Application No. 17309
Hearing date: April 11, 2006

RECEIVED
D.C. OFFICE OF ZONING
2006 MAR 28 PM 4:15

Dear Chairman Griffis and Members of the Board:

I write this letter to communicate the Palisades Citizens Association's strong opposition to 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. These parcels all lie 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 your meeting scheduled for April 11, on the basis of a revised application that the applicant submitted on December 23, 2005. Our review of the revised documents indicates this proposal would not be in conformity with DC law. It violates the Chain Bridge Road / University Terrace Overlay.

There are additional problems with this plan. In addition to the unnecessary destruction of many healthy trees, the proposal does not adequately address storm water running off into the properties of adjacent neighbors, for which an inadequate "conceptual" plan was offered. There are safety concerns on Chain Bridge Road. There will be a significant impact of this super sized development on adjacent Battery Kemble Park. These are only a few of the concerns that Palisades Citizens Association members have raised.

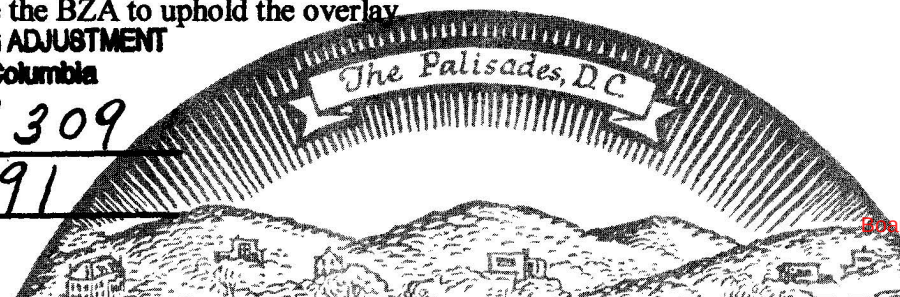
An arborist retained by the community has concluded that the grading, excavation, and construction of the stormwater management system proposed by the applicant would fatally damage several large trees within the protection of the overlay.

As noted in our prior correspondence sent in April 2005 and January 2006, the Palisades Citizens Association is on record as opposed to this application. In April of 2005, the general membership and the board of directors, the latter in a unanimous vote, voted to oppose this application. We reiterate our opposition to this development as proposed, and urge the BZA to uphold the overlay.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17309

EXHIBIT NO. 91



Board of Zoning Adjustment
District of Columbia
CASE NO. 17309
EXHIBIT NO. 91

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

The Palisades Citizens Association last heard from Mr. Bender in April, 2005. One major disappointment has been the absence of any subsequent dialogue with Mr. Bender or his representatives to develop an approach in harmony with the law and the neighborhood. We stand ready to engage Dorchester when and if they would like to discuss this matter with us.

Mr. Bender has not met his burden of proof in his revised application. The Palisades Citizens Association urges the BZA to deny Dorchester Associates' plans to create this high density development of expensive, oversized houses. The proposed development is inconsistent with this neighborhood and will have significant negative impacts on the community.

Thank you for your consideration of our position.

Sincerely,

A handwritten signature in black ink, appearing to read "Spence Spencer". The signature is fluid and cursive, with the first name "Spence" being more prominent than the last name "Spencer".

Spence Spencer
President
Palisades Citizens Association

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