

17309

Nancy Rubin

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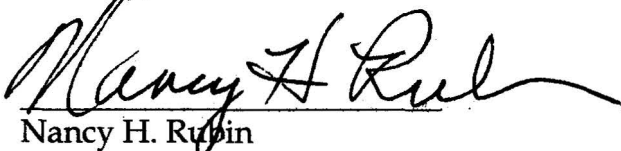
Gentlemen,

This letter is written in strong opposition to the proposal of Morton Bender to overbuild on the former Murphy property at 2762 Chain Bridge Rd. Mr. Bender's proposal for 13 large houses on a site which contained 1 large house is a threat to the neighborhood and to surrounding property for the following reasons:

- To develop this massive commercial development is totally out of keeping with the historical nature of the property and neighborhood.
- The proposal makes no detailed and meaningful plan for tree preservation, as required by CBR/UT Overlay.
- The property, as you can see, has extreme slope and there is no provision for a storm water management plan that will protect the adjoining property, not only from run-off but from erosion and mudslides.
- There is no provision for blind entrance and egress from the property around the curves that border the property, and as presented the plan has inherent in it serious accidents waiting to happen, both vehicular and personal.
- The substantial added traffic, both during construction and afterwards is an affront to the historical civil war-era cemetery just down the block from this property - - surely the tranquility of the area and the cemetery will be irrevocably altered by this development.

The undersigned is the owner of 3035 Chain Bridge Rd, where I have resided for over 25 years - - any reasonable observer would find the proposed development undermines the long-established rural nature of Chain Bridge Rd - - surely there's a time when commercial interests should give way to sensible and reasonable development. There's no reason why Mr. Bender cannot build 4 or 5 homes on this property and still do very well financially.

Sincerely,



Nancy H. Rubin

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17309EXHIBIT NO. 95

Board of Zoning Adjustment
District of Columbia
CASE NO. 17309
EXHIBIT NO. 95