

Robert W. Duemling
2950 UNIVERSITY TERRACE, N.W.
WASHINGTON, D.C. 20016-3461

3 April 2006

Geoffrey Griffis, Chairman
Board of Zoning Adjustment
441 N. 4th St. N.W.
Washington, D. C. 20001

Re: BZA Application No. 17309, Dorchester Associates

Dear Chairman Griffis:

I am writing to oppose the proposal of Morton Bender to construct 13 houses on the property at 2762 Chain Bridge Road.

I write to you as a founder-member of the Chain Bridge Road/University Terrace Preservation Committee, and as a resident of the area covered by the Tree and Slope Overlay.

For more than a decade, we as neighbors have worked diligently to preserve the quality of this historic neighborhood. At stake are countless magnificent trees and an approach to development that has been respectful of the scale and appearance of existing structures. My own residence is a case in point. We built it ten years ago on the footprint of an earlier structure, and occupying less than 20% of the lot.

As you know, Chain Bridge Road is a narrow street in an historic neighborhood bounded by an important public park. The insertion of 13 large houses, built to the maximum size (or more) that is permissible under the zoning, would be entirely inappropriate to that location, and create serious traffic safety hazards. Moreover, the hilly terrain in this area is such as to require preventive measures so that storm run-off does not affect neighboring properties. It appears that Mr. Bender's proposal does not adequately address this problem.

I strongly urge that this proposal NOT be approved by your Board.

Sincerely yours,

Robert Duemling

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17309
EXHIBIT NO. 107

Board of Zoning Adjustment
District of Columbia
CASE NO. 17309
EXHIBIT NO. 107

D.C. OFFICE OF ZONING

RECEIVED

2006 APR 11 AM 10:03