

Case 17309: Application of Dorchester Associates, LLC
Statement of Opposition

Good afternoon. My name is Veronica Steinwald. I have lived for about 8 ½ years at 3115 Chain Bridge Road with my husband and two children. Our house is at the top of the road near the intersection with Loughboro Road. This part of the road is wider and straighter than the stretch where Mr. Bender's theoretical subdivision is being proposed.

I would like to concentrate on two major points of concern, and give a quick impression on one additional point. The two points are traffic safety and the destruction of the vision of the tree and slope overlay. I speak of these issues as a resident who has knowledge about them because I just experienced their impact during the more than one year long construction of a single huge house near my own.

With regard to traffic safety, we had several unsettling experiences. Large trucks that took up at least half the width of the road were constantly parked or double parked along the street causing near accidents. Numerous times neighbors had to find the drivers, or call the police, to have the trucks moved because they were blocking driveways. Many times I was hindered from leaving for work when I wanted to, or my children's carpools could not get to us, because trucks were side by side, stopped in the road, preventing traffic from getting through. Most troubling, were the couple of times I witnessed neighbors' children darting between the trucks to run across the street and saw cars screeching to a halt narrowly averting a disaster. I would like to point out again that this happened for over a year, with construction of ONE house, on a part of the road that is wider and straighter than that currently being discussed. There are also children in the homes near the Bender property.

The second issue I would like to mention is a strong concern about maintaining the vision of the tree and slope overlay. My neighbors and I unfortunately did not understand the laws of the District when the house nearby was being constructed and so we were too late to appeal the majority of what we now know were violations. What we have to live with on a daily basis at this point is looking at a structure that is not in keeping with the overlay. Where there were once trees and slopes in a park like setting that makes this overlay area so special, there are now retaining walls, few trees, little grass, a very large structure, a pool, and a pool house that covers most of the property. The Chain Bridge Road/University Terrace Citizens Association worked very hard to have the area next to Battery Kimble Park designated as an overlay, and I believe these citizens should be fervently supported by keeping this overlay protected. I am afraid that the current number of homes being proposed on the Bender property will result in the same destruction of the overlay vision that we have experienced by the demolition and construction of only ONE home further up the street.

My last point has nothing to do with my experience from the house constructed near ours. It is instead an observation having to do with the storm water runoff concerns being raised. I have often noticed, after a heavy downpour, if I am driving uphill on Chain Bridge Road from McArthur Boulevard, that water is flowing down the street like a rushing stream. It is almost frightening, and once in a while I have wondered if I should even be driving up the road. I tell you this to emphasize the fragile conditions that already exist on our road. Nothing dangerous has happened to date but I am very worried what massive construction could do to upset the delicate balance of this old and beautiful road.

Thank you for your time and consideration.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17309
EXHIBIT NO. 123

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