

April 23, 2005

M. Jerrely R. Kress, FAIA
Director Board of Zoning Adjustment
Board of Zoning Adjustment

* * SENT BY FAX April 23, 2005

RE: **Application number 17309**
2800 Chain Bridge Road, NW
Bentder's property

Dear Mr. Kress,

We are writing today in opposition of the proposed development of the property at 2800 Chain Bridge Road., NW, and Mr. Bender's application.

From our review of the documentation made available through the Chain Bridge Road Preservation Committee, it appears that the proposed development disregards the existing Tree and Slope Overlay and there are serious gaps in Mr. Bender's arborist's report.

We are also concerned with the traffic congestion and have concerns with the safety of our children, and ours, resulting from increased traffic in this part of the road. As you know, there are no sidewalks on this winding, narrow street, and safety on this road is of great concern to us, as we have young children who walk and bike on the street. We have already experienced considerable problems with the traffic and parking of trucks associated with the construction taking place across from our house located at 3101 Chain Bridge Road and there have been many incidents when the safety of our children has been in jeopardy. This area is also used by numerous residents from the Palisades who walk to/from the park and all will be strongly affected by increased traffic from the proposed development. Please consider these critical safety issues in your review.

In addition, it is our understanding that the proposed development represents significant dangers of flooding, soil erosion and embankment collapse which are not addressed by Mr. Bender in his development.

BZA

Case No. 17309

Exhibit No. 60

Board of Zoning Adjustment
District of Columbia
CASE NO. 17309
EXHIBIT NO. 60

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Finally, please recognize that the proposed development is in very close proximity to an historic schoolhouse and the Battery Keble Park. These areas and structures are extremely sensitive and the greatest care should be given to any development in their proximity. The proposed development by Mr. Bender will have a serious, negative impact on the Park and historic property.

In advance, we thank you for your consideration of our concerns as you review Mr. Bender's application. Should you have any question, please feel free to contact us at any time.

With our best regards,



Benoit Blarel and Veronique Lagrange
3106 Chain Bridge Road, NW
Washington, DC 20016

Cc: Robert Sussman, Chain Bridge Road/University Terrace Preservation Committee
Historic Preservation Review Board – Teresh Boasberg, case # HPA #05-240