

NARAYAN "TONY" AHUJA
3045 UNIVERSITY TERR. NW
WASHINGTON, D.C. 20016

April 22, 2005

Ms. Jerrily R. Kress, FAIA
Director of Zoning Adjustment
441 Fourth Street, NW, Room 210 South
Washington, DC 20001

Re: Application Number 17309/Morton Bender/2800 Chain Bridge Road NW

Dear Ms. Kress:

We are requesting that the above referenced application for zoning amendment be denied. The ANC-3D has unanimously voted against the project.

As you are aware, the District of Columbia recently approved a Tree and Slope Overlay district for our community in support of our desire to protect and preserve historic structures, the unique topography, the parkland, the mature trees and the rural nature of our community. Some homeowners voluntarily agreed to reduced development rights to accomplish this.

A review of the preliminary development plans offered by Mr. Bender seems oblivious to the existence of the Tree and Slope Overlay district.

We also have concerns about the impact of the proposed development as it pertains to storm water management, traffic congestion and related traffic safety.

We are concerned with issues related to potential soil/embankment erosion which could impact adjacent properties and trees in the Battery-Kemble Park. We are not aware of the existence of grading plans or if the subject has been addressed in detail by the applicant.

We are also concerned about the impact of development the on the value of existing historic Landmark African-American Schoolhouse.

Finally, but no less significant, is our concern about the potential for adverse impact on property values should the development occur. Vehicular traffic will nearly double on winding "country lanes" that are already saturated.

Many of the members of our community have lived in our present homes for more than two or three decades or longer. We urge you to deny the rezoning so that we can continue to enjoy the quality of life which we have all worked hard to achieve and maintain.

Thank you in advance for your consideration.

Sincerely,



Narayan "Tony" Ahuja

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Case No. 17309
Exhibit No. 62

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Board of Zoning Adjustment
District of Columbia
CASE NO. 17309
EXHIBIT NO. 62