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April 26, 2005

Ms. Jerrily R. Kress
FAIA
Director Board of Zoning Adjustment

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Dear Ms. Kress,

I am writing this letter in reference to application number 17309 to register my opposition to Mr. Bender's application for a subdivision of his Chain Bridge Road property (2800 Chain Bridge Road) to build 13 new homes in addition to the development of the school house on this 4 acre site, which is close to where I live.

I am troubled by this application for several reasons.

1. Many protected trees might be greatly harmed, since Mr. Bender's development plans do not conform to the Tree and Slope Overlay.
2. His storm water management plan does not give necessary protection against the precarious storm water situation that already exists on this property and road, which has already caused serious water damage to several adjacent properties.
3. There will be visibility problems with entering and exiting the two proposed driveways, so that serious traffic congestion and safety problems could occur on the winding road that the property abuts.
4. There is some danger of flooding, soil erosion, and embankment collapse on the road and neighboring properties, which Mr. Bender's plan does not address.
5. The deep excavations that would have to be made for the construction of homes and roads would require the removal of large amounts of soil, which could endanger the trees root systems and also affect drainage and storm water management.
6. The need for such utility placements as telephone wires, electricity cables, and piping for sewerage and drinking water could aggravate the above concerns. This is particularly true since there is no grading and utility plan in Mr. Bender's proposal.

BZA
Case No. 17309
Exhibit No. 65

Board of Zoning Adjustment
District of Columbia
CASE NO. 17309
EXHIBIT NO. 65

7. We do not know who will be the builders for the proposed houses and who will install and maintain utilities and storm water management systems. Without this knowledge (i.e., in a site development plan), I am worried about the possible problems that could arise in respect of these works in future years.

8. The fact that Mr. Bender proposes a 16 inch road to reach homes in the sub-division, instead of the standard 25 requirement for interior roads, creates possible safety problems.

9. Like most of those who live in this neighborhood, I spend considerable time in Battery Kemble Park, I am worried about the potential for storm water management damage to the Parks' watershed and about the environmental impact of 4 large houses situated on the slope which overlooks the park.

During the 50 years that I have lived in this neighborhood I have worked on economic development plans in the State Department, the White House (as a Ambassador-at-Large), and in a large US investment bank, which has given me some feeling for the importance of the kind of economic issues described above. If you wish me to discuss my concerns further with you, let me know.

Thank you for your attention.

Henry Owen

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