

- My **NAME** is Bob Warmbrunn
 I am the **Neighbor** to **14018 Rose Lodge Place** and my wife & I are in **opposition to this Special Exception for a Montessori School**

- There is **additional opposition** within the neighborhood as well. When this Exception request first circulated in November of 2014, I circulated a petition and am attaching the signatures of those 12 families that “**OPPOSED**” this Special Exception. One family has moved since 2014, but I bet if you asked the new owners, they would also oppose a school in our neighborhood. The signatures are from all immediate neighbors, save for one family who stated they had not yet made up their minds, BUT no one I spoke to in our neighborhood “**APPROVED**” of this Special Exception. Several of these neighbors have spoken or are scheduled to speak to you at the hearing scheduled for 30 Nov 2016.

- According to the **LAND USE, ZONING, and PLANNING** Laws in VIRGINIA:
 1. The security provided by the zoning laws helps preserve property values.
 2. They also exist to **ensure that use does not CONFLICT** with the RIGHTS of ADJACENT Landowners to use and enjoy their property in peace.

- While we **strongly oppose** the approval of this **Special Exception** for the reasons stated previously by other neighborhood homeowners, primarily that of “**SAFETY**” concerns for the many young children we have in the neighborhood, I would like to **ADDITIONALLY** offer the two aforementioned reasons taken from Virginia’s **ZONING and PLANNING Laws**.

- Most all of us living on Rose Lodge Place bought our homes because of the **privacy** that living in a **Cul-de-Sac** offers. “**CLEARLY**” this is a **RESIDENTIAL Community** for which we’ve all paid a premium. Placing a **COMMERCIAL BUSINESS** right in the middle of our Cul-de-Sac **CLEARLY** will affect the safety and health of our children and will adversely influence anyone wishing to move into our community. Can anyone on this Planning Commission guarantee that our **property values** will be preserved by approving a School, right in the middle of our neighborhood? Again, Residential areas are zoned to preserve property values and I believe approval for this Special Exception **runs counter to Virginia Law**.

- The second benefit of **ZONING LAWS**, to ensure Landowners are able **to use and enjoy their property in peace**, is also at great risk with this Special Exception. I need to let you know that our **screened-in porch looks over the backyard, or proposed playground area**. Any number of “active” kids would certainly violate the peace & quiet my wife & I currently enjoy. Enclosed with the materials that I’ve circulated is a **PHOTO** of the proximity of our porch to the proposed **REAR YARD PLAY AREA**. Can I ask how you & your spouse would react to a school in the yard, in the house next door to your house? It just doesn’t make sense!

- What also doesn't make sense is why this exception is even being considered? The law clearly has a maximum number of four (4) non-family children that are allowed to be serviced through Day Care [seven (7) with a state license]. In this case, what possible reason does the board have to approve numbers above the maximum authorized by law?
- We also disagree that there is ample parking in the Cul-de-Sac. The house in question probably has the least amount of parking space in the neighborhood. Cars are double parked during family & friend gatherings and we've never seen them use their garage for parking their cars since the petitioner moved in.
- Appreciate the opportunity and I pray that your decision supports the majority of our Community in opposing this request to insert a school, a business, in the middle of our adjoining residences.