

**Barbara Robinson**  
**1366 Tuckerman Street NW**  
**Washington, DC 20011**

RECEIVED  
D.C. OFFICE OF ZONING  
2012 OCT 22 PM 2:40

October 8, 2012

Mr. Lloyd Jordan  
Chairperson  
Board of Zoning Adjustment  
441 4<sup>th</sup> Street, N.W., Suite 200/210-S  
Washington, D.C. 20001

Re: BZA Application Number 18445

Dear Mr. Jordan:

I am writing to express my concern about the application for a special exception submitted by Ana Maria Lora-Garcia (BZA application number 18445). My home, where I have lived for nearly 30 years, is at 1366 Tuckerman Street, N.W., which is near (across the street and one house down) the site of the child development facility that the applicant proposes to locate in her residence at 1353 Tuckerman Street, N.W. (Square 2786, Lot 106). My understanding is that this special exception, if granted, would enable the applicant to expand her existing child development "home," which is allowed to care for up to 6 children, into a child development "center" with up to 12 children and 2 teachers.

My concern relates to how the proposed center would affect the character of our neighborhood. My home and the proposed center are located in an R-1 district, a zoning classification "designed to protect quiet residential areas now developed with one-family detached dwellings" (11-200.1). As you know, the zoning regulations applicable to such districts are intended to "stabilize" these residential areas (11-200.2). I am concerned that, rather than helping to stabilize the residential character of our neighborhood, the proposed child development center would further erode this character.

As shown in the zoning map attached as Figure 1, our neighborhood is situated toward the southern end of a large R-1-B district. In our vicinity (Squares 2786 and 2787, which flank Tuckerman Street between 13<sup>th</sup> and 14<sup>th</sup> Streets), this district is less than two blocks wide from west to east. The nature of the surrounding zone districts has made it challenging for those who live in and care deeply about this neighborhood to preserve its quiet residential character. Knowing that there are limits to what can be done to mitigate adverse impacts originating outside of our district, we would like to ensure that such impacts are not worsened by preventable impacts arising within our district.

In my view, the character of a neighborhood is defined by the sights and sounds that its residents routinely encounter. To the extent that these sights and sounds are consistent with those typically produced by the residents themselves, through residential use of detached, single-family homes, the neighborhood will have the quiet, residential feel that

BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 18445  
EXHIBIT NO. 28

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18445  
EXHIBIT NO.28

the R-1 designation is intended to protect. To the extent that residents also encounter other sights and sounds, the R-1 character is eroded.

In our neighborhood, "other sights and sounds" are primarily generated by the presence of non-residents and their vehicles. Much of their presence can be traced to the multi-family apartment buildings that border the neighborhood on the west. Because these properties do not provide off-street parking, their tenants must seek on-street parking in the surrounding neighborhood. This has brought non-resident vehicular and foot traffic, as well as attendant noise, exhaust fumes, competition for parking space, and risks of collision damage, into our neighborhood. Figure 2 shows the location and size of several of these multi-family residences. Similar impacts have encroached from the semi-detached and row housing (R-3 district) to our south, as well as from office and retail facilities in the Georgia Avenue corridor (C-2-A district), which borders us on the east (see Figure 3).

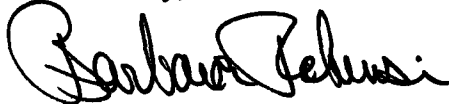
Still more of these and other adverse impacts would be brought into the neighborhood by the proposed child development center. In addition to the increase in extraneous vehicular and foot traffic—and the attendant increments of vehicle noise and exhaust, parking competition, and traffic congestion—that would be generated by the greater number of daily arrivals and departures at the facility, use of the center's outdoor play area and off-street parking would also erode the quiet, residential feel of our neighborhood.

The noise that can be produced by up to 12 children in the backyard of a home is not something that residents typically expect to encounter on a routine basis in R-1 districts. Neither do such residents expect or desire to see and hear backyards used as parking lots to help accommodate multiple daily non-resident arrivals and departures. These impacts would be particularly hard on those living closest to the center. And because we live in an R-1-B district with relatively narrow, rectangular lots, at least two households would always be situated very close to the center.

I respectfully request that the Board of Zoning Adjustment support our efforts to preserve, and protect from unnecessary erosion, the quiet, residential character of our R-1 neighborhood, by denying the special exception that has been requested in this case.

Thank you for considering my views on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Barbara Robinson", written in a cursive style.

Barbara A. Robinson  
On Behalf of the Brightwood Community

Enclosures

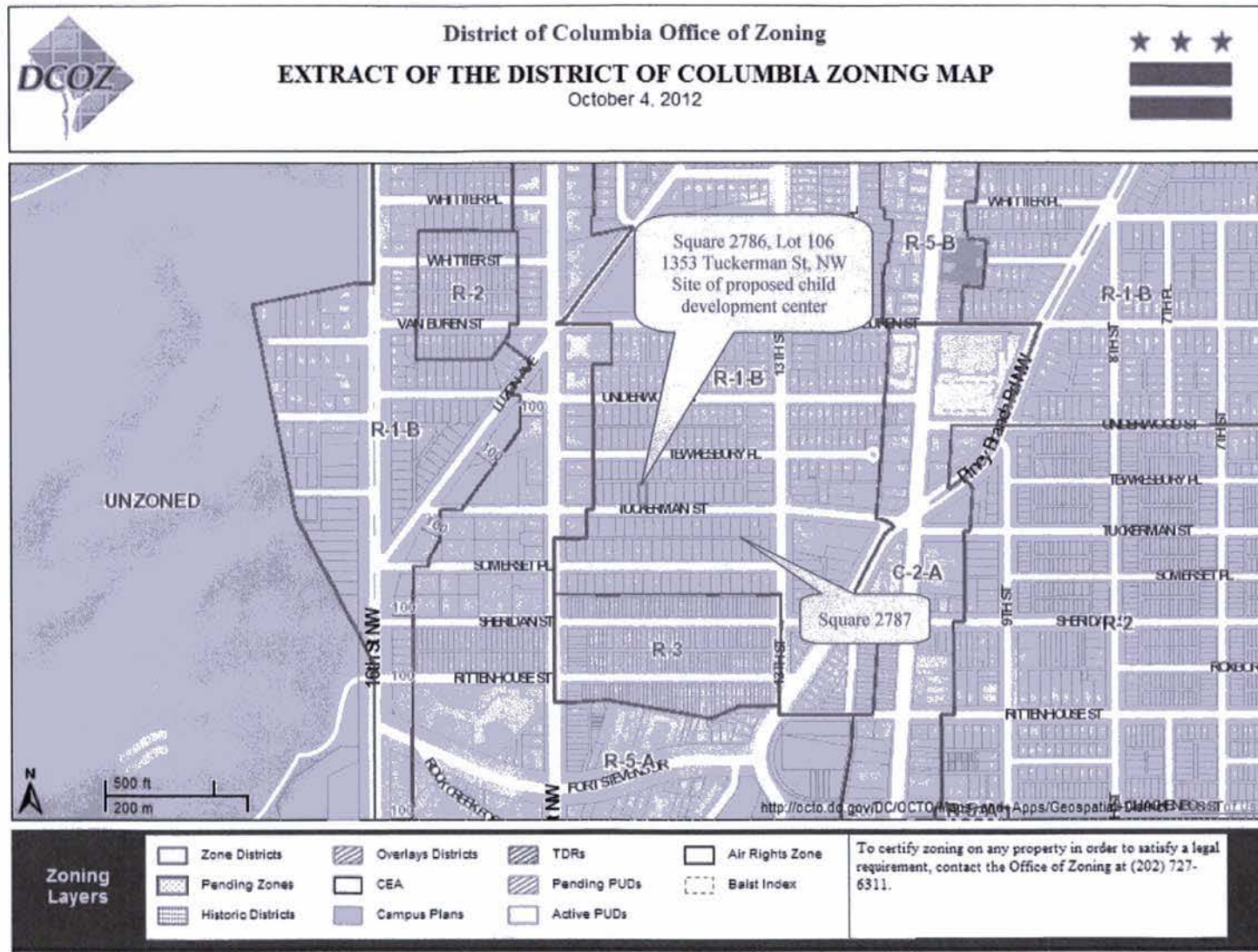


Figure 1

Figure 1

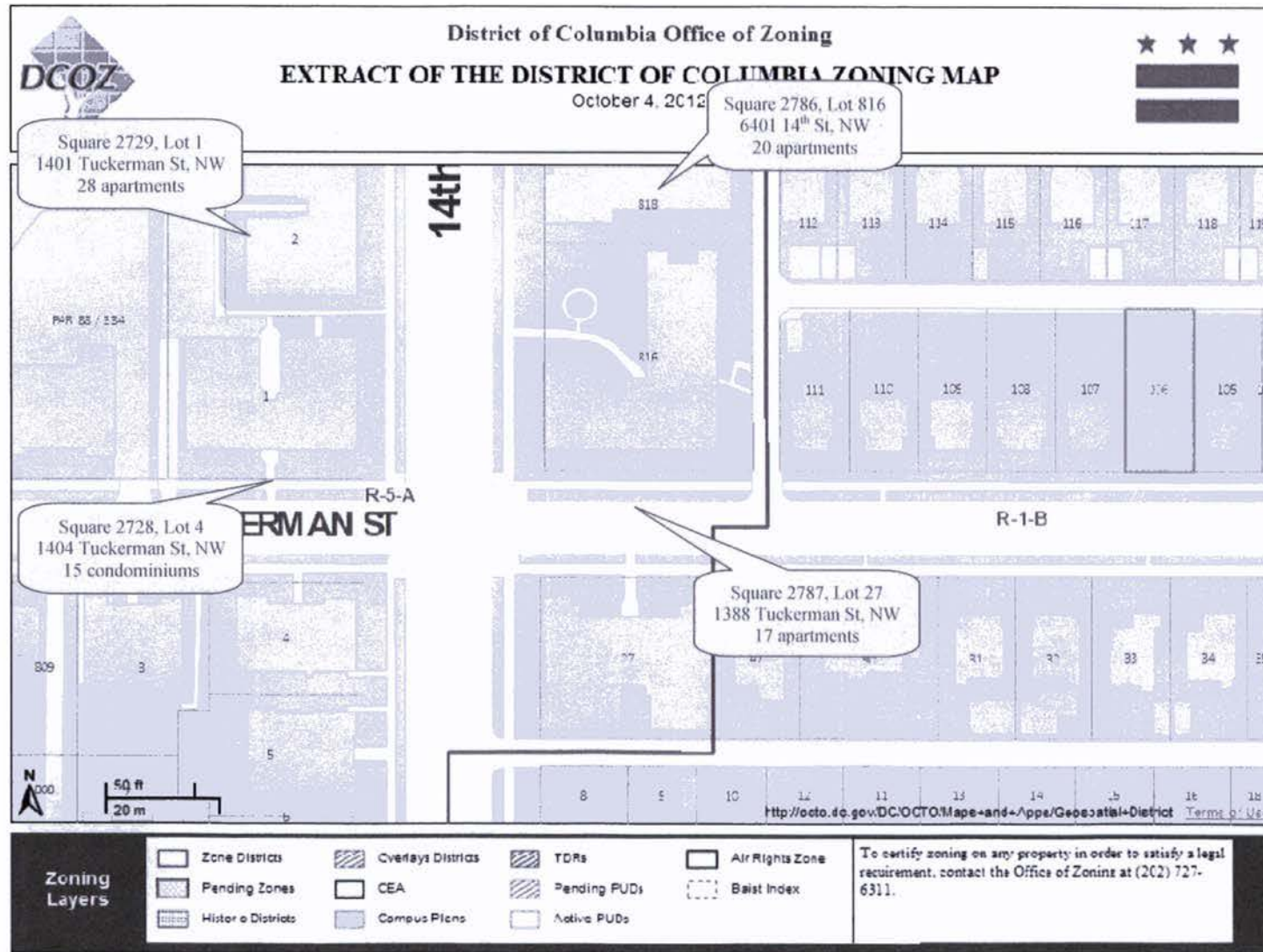


Figure 2

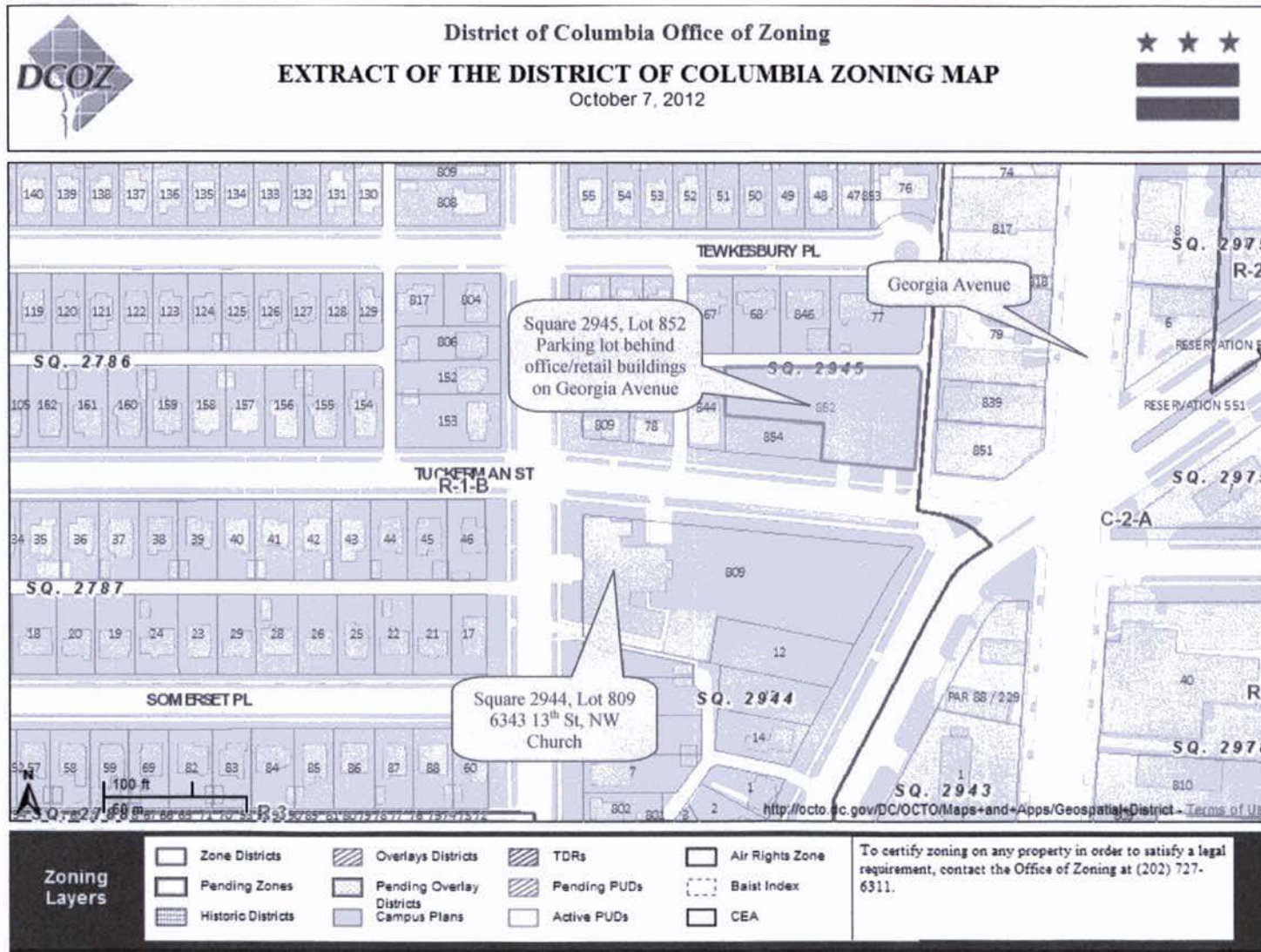


Figure 3