

11/02/2012

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

RECEIVED
D.C. OFFICE OF ZONING
2012 NOV -6 PM 3:52

Re: BZA Application Number 18445

Dear Mr. Jordan,

My name is Leonard Dolphin along with my mother Mary Dolphin at 1370 Tuckerman St NW, attended the ANC meeting on Tuesday 10/2/2012 at the Fort Stevens Senior Center at 13th and Van Buren St NW. I mention at the meeting, my family and neighbors in the 1300 block of Tuckerman St NW, the 1300 block of Tewkesbury Pl NW and the 6400 block of 13th St NW are totally opposed to the "Special Exception" (The Little Green Nest) for a child development center at 1353 Tuckerman St NW submitted by the Garcia's. We as neighbor were not aware of this exception until the Office of Zoning sent us a letter of application dated September 10, 2012.

Our neighbors and I have enough noise, trash, and vehicle traffic pollution in our neighborhood today. With very little parking (no residential parking on 1300 block on Tuckerman St NW) which is being swallowed-up by the residents in the apartments in the 1400 block of Tuckerman St NW, 6300 and 6400 blocks of 14th St NW, this "Special Exception" to the zoning laws will only increase our misery from the noise, trash, and vehicle traffic pollution.

We as neighbors asked the Garcia's at the ANC meeting:

1. did you do an impact study on the neighborhood from your child development center? Answer was No.
2. did you talk to "All" the neighbors in the 1300 block of Tuckerman St NW, the 1300 block of Tewkesbury Pl NW and the 6400 block of 13th St NW to get their opinions and sign a petition of approval or disapproval? Answer was only talked to the next door neighbor.
3. did you study the traffic patterns during drop-off and pickup times? Answer from their Attorney was no. He indicated there was ample parking in front and back of the house which should not affect the traffic patterns.
4. did you investigate commercial opportunities on Georgia Ave? Answer was no. Their Attorney indicated the Garcia's have enough room in the back of the house for additional children and teachers.
5. and their "Child Center Advocate" representative and Attorney that there were several "Child Care Centers" on Georgia Ave. Did you investigate the competition to understand their affects on the Garcia's "Child Care Center"? Answer was no from both Advocate and Attorney.
6. and their Attorney, wasn't a "Variance" to the zoning law a "Change" to the zoning law that would allow commercial use? Answer from the Attorney was the zoning law was not changing.

As a result of our ANC meeting on this topic, I respectfully support the efforts to deny any special exception that has been requested by this application.

Thank you for your attention in this matter,

Leonard and Mary Dolphin
1370 Tuckerman St NW
202-829-5016

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18445
EXHIBIT NO. 30

Leonard Dolphin - Mary Dolphin