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D.C. OFFICE OF ZONING

Vesna Zderic and Shahram Vaezy
5606 Broad Branch RD NW
Washington, DC 20015

2013 MAY 20 AM 11:16

May 19, 2013

RE: Application Number 18551

Dear Zoning Office,

We are writing to express our concerns regarding the special exception application, referenced above, for expansion of the child development center (Broad Branch Children's House: BBCH). We live next door to BBCH, at 5606 Broad Branch RD NW.

The application proposes to increase student enrollment from 60 to 80, increase staff members from 8 to 12, and increase parking slots from 2 to 3. Our concerns are as follows:

1. We have just learned that a traffic study has not been conducted to determine the impact of the proposed expansion. Currently, with Lafayette elementary at the kitty-corner of the BBCH, and the Broad Branch (BBM) in the same building as BBCH, the traffic in Broad Branch Street is at a very high volume. This two lane street is fully parked on both sides of the street about 90% of the time during the day, leaving only enough room for a single vehicle to pass through at each time. This creates a very unsafe situation for adults and children alike, given delivery trucks for the market, metro buses, market customers, and a large number of parent cars who are usually in a rush to drop off or pick up their kids.
2. In addition to an unsafe, high volume traffic, parking is usually problematic. Since we only have off-street parking, we have to routinely wait (sometimes for a long time) for a parking spot to open up when we come home, a situation that is sometimes highly stressful with two young children (one 28 months old, and one 3 months old) in the car.
3. BBCH has stated that they currently have 2 designated parking spots. We have never seen any BBCH-related vehicle park on their property, i.e the driveway that is shared between BBCH and BBM. We have seen that the driveway, that is partly fenced by BBCH, be used as a playground for the BBCH students. Indeed it is understandable why no cars are ever parked there. These cars would block easy access to the BBCH entrance; kids will have to go through a maze of cars to get to the entrance, certainly an undesirable situation.
4. BBCH currently uses a relatively small yard (which shares a fence with our small backyard) for children activities. We are concerned that an increase in the student number from 60 to 80 could significantly impact the noise level and the duration of outside activities (given that not all children of BBCH are outside at the same time), during the times that children are playing outside, already up to several hours a day if the weather is good. We have kids of our own, but sometime the noise level is high.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18551
EXHIBIT NO. 33

We are concerned that approval for continued operation, without a traffic study, without a study on the noise level, and without consideration of proper parking, could adversely impact our community at Broad Branch Street. We are especially concerned that the special exception seeks a 10-year approval. This relatively-long duration may not be prudent given the level of uncertainty, and potential negative impact.

Thank you in advance for your consideration of this letter.

Sincerely,

Handwritten signatures of Vesna Zderic and Shahram Vaezy. The signature of Vesna Zderic is on the left, and the signature of Shahram Vaezy is on the right.

Vesna Zderic and Shahram Vaezy