

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

2013 JUN 14 AM 8:44

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. 36

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18551  
EXHIBIT NO.36

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 on the left is 'Vesna Zderic' and the signature on the right is 'Shahram Vaezy'.

Vesna Zderic and Shahram Vaezy

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

To: Laura Foster, M.Ed.  
Head of School  
Broad Branch Children's House  
5608 Broad Branch Road NW  
Washington, DC 20015

June 3, 2013

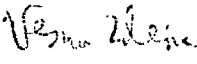
RE: Application Number 18551, Special Exception to Increase Enrolment

Hi Laura,

We thought about your special exception application over the weekend, after meeting with you, and unfortunately we will not be able to support it. The traffic and parking situation at our location is very difficult, and we are not sure if what you are proposing as possible methods to alleviate the problem due to increased number of students and teachers would actually work. These methods are "soft", and rely on the willingness of teachers and parents to change their normal daily behavior and commute in a way that would likely be more inconvenient for them, e.g. parking in a more remote location, taking public transportation to work, etc. Also, it is not clear if the designated parking spots on the Broad Branch Children's House (BBCH) premises (which appear to only be used as playground for your students on daily basis) would be able to handle the increased enrolment, or even be appropriate for parking due to potential safety and health hazards, when cars are mixed with children in the same area. Finally, the noise level is already high and sometimes disruptive to our normal daily activities (e.g. afternoon nap of our young children), and additional enrollment would inevitably lead to even higher noise levels.

We would like to reiterate that it is great to have kids around. But we think the current student enrolment is at capacity. As we noted in our previous letter to the Zoning Office (attached), given the heavy vehicle traffic and a very difficult parking situation on our street (especially given the fact that our home only has street parking) due to Lafayette Elementary, Broad Branch Market, Metro buses, delivery trucks, and BBCH teachers and parents, as well as high noise levels due to all contributing factors, we believe that your special exception could adversely affect us personally as well as our community, which you are also a part of. Please help keep our community safe and livable for all of us.

Sincerely,

  
Vesna Zderic and Shahram Vaezy

