

Lynda Tredway

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June 11, 2014
ADDENDA to prior letter

Richard S. Nero, Jr.
Deputy Director of Operations
Office of Zoning
441-4th Street, NW
Suite 200/210-S
Washington, D.C. 20001

Dear Mr. Nero,

I am writing in reference to this zoning hearing:
Application Number 18781
Mana Bilingual Child Development Center LLC
Special exception under Section 205

At the time I wrote my previous letter of support, I had not received the additional information detailed in a letter to me that was delivered to my door. However, that letter did not provide any information about extent of the request for zoning exemption.

My current understanding is that the day care center wants an exemption to have more children (my neighbors report up to 40). That would substantially change the very status of our neighborhood from residential to commercial. I thought this hearing was for only an exemption that would continue the current level of operation at the Mana Bilingual Child Development Center. Therefore, I retract my prior letter of support and do not support the special exemption until there is full disclosure of the terms of the exemption to all neighbors who will be affected.

I have owned the property at 804 Van Buren St., NW since 1985, but was renting the property from 2000-2012 because I lived elsewhere. I returned to this address as a primary residence in June 2012 and was pleased to meet my new neighbors. My original letter constituted support of an exception to the housing code so that they can continue to operate the childcare center for the current level of childcare, which I believe to be 12 children. I do not support additional children or changing this from a residential property with a home day care service to a commercial business with multiple children; my understanding is that the exemption represents a significant increase in the number of children, but I am not sure because there has been no communication about the exact terms of the exemption.

I have lived adjacent to the property at 6524 8th St., NW (Square 2973, Lot 81) for nearly two years. Our house at 804 Van Buren shares a fence line with the day care center, which runs the full length of our houses from Van Buren St to the alley behind both of our houses. I work at home and, therefore, unless I am traveling, I am here all day and

Monday Zoning Adjustment
District of Columbia
CASE NO.18781
EXHIBIT NO.39

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have daily access to observing the full range of activities of the Mana Bilingual Day Care Center, including pick up and drop off by parents and outside playtime by children and caretakers.

At the current level of operation, from my perspective, the center offers a service to neighborhood families, and there are no observed disruptions to traffic; and there is no noticeable noise. However, additional children and traffic would pose a significant burden on the neighborhood and change the neighborhood to include a commercial concern in a family neighborhood. My interest is in maintaining a family neighborhood, and a large daycare facility would significantly and adversely affect the neighborhood. I believe the parking, level of noise, and street traffic would increase significantly if the daycare center would support more than 12-15 children daily.

Therefore, I withdraw my prior support and would urge you to deny the zoning exemption until we have full disclosure from the day care center about the proposed zoning exemption.

Please feel free to call or email me if you have further questions. Should you need me to make a statement at the public hearing on June 17, please let me know the time.



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