

## **Cochran, Patricia (DCOZ)**

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**From:** Charles B. Rosenberg <charles.b.rosenberg@gmail.com>  
**Sent:** Friday, November 24, 2017 10:20 AM  
**To:** David.Lewis@goulstonstorrs.com; DCOZ - BZA Submissions (DCOZ)  
**Subject:** BZA Application No. 19599

Dear Board of Zoning Adjustment:

I am writing to express my support to Georgetown Day School's Application for zoning relief in Application No. 19599, to construct a new private school in the R-2, R-3, and MU-4 Zones at 4200 Davenport Street N.W (Squares 1672 and 1673, Lots 4, 14, 804, 812, 815, 824, and 822).

I am unaffiliated with Georgetown Day School, but I live in close proximity to the proposed unified campus. I have followed Georgetown Day School's efforts in front of the Advisory Neighborhood Commission (3E) and in my local community. The presence of Georgetown Day School is a positive factor on the value of our homes. It is a buffer between the residential streets of AU Park and Wisconsin Avenue and it is a use that is entirely compatible with the surrounding single-family houses. The conversion of the former Safeway into something productive and useful will have positive effects on surrounding property values and on the beauty and safety of my neighborhood.

I think the concerns about traffic impacts from Georgetown Day School are overstated by some in our community. I see students and teachers on their way to school only during a narrow period of the morning rush hour and are generally all gone by the time the evening rush hour starts. A large-scale retail use would have a much greater impact particularly from the loading activities typically associated with such uses. I have no reason to believe that the construction of a new lower/middle school at the Georgetown Day School campus on the site of the former Safeway will have any adverse traffic impacts on me as a resident of the neighborhood immediately surrounding the campus. I've heard concerns about the total number of trips, but that number isn't concerning to me. Adverse impacts from new traffic would be what concerns me, and I haven't heard anything to believe there will be adverse impacts from new traffic. Unlike some other schools, all of the queuing will be accommodated on-site which will minimize any spillover impacts on the neighborhood. Further, Georgetown Day School should be afforded flexibility and optionality in the methods in which they limit the number of trips to their proposed unified campus.

Georgetown Day School has gone to significant efforts in the preceding months in order to reach out to community members and the ANC. It is my position that their application should be granted, and they should be afforded flexibility in accomplishing their plans.

Thank you for your consideration.

Sincerely,

Charles B. Rosenberg  
5350 43rd Street NW  
[Charles.B.Rosenberg@gmail.com](mailto:Charles.B.Rosenberg@gmail.com)