GRILLO

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DISTRICT OF COLUMBIA
OFFICE OF ZONING
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District of Columbia
Board of Zoning Adjustment
Suite 220
441 4th Street N.W.
Washington, D.C. 20001

Re: BZA Application No. 16556
Application of Jewish Primary Day School for a special exception to establish a private school

Dear Members of the Board of Zoning Adjustment:

An application has been filed by Jewish Primary Day School of the Nation's Capital ("JPDS") for a special exception to establish a private school for 215 students and 32 teachers and staff in a residential neighborhood. JPDS proposes to locate its school at two synagogues on 16th Street, N.W. -- Ohev Sholom at 7712 16th Street N.W. (zoned R-1-A) and Tiffereth Israel at 7701 16th Street N.W. (zoned R-1-B). I, Rosa M. Grillo, am the owner of property at 1406 Jonquil Street, NW, and my quiet enjoyment of my property will be <u>further</u> adversely affected by the requested special exception.

The proposed operation of a private school for 215 students and 32 teachers and staff at these locations will create more objectionable traffic and safety onto a block that is already congested with the traffic of our public elementary school. The plan would bring over 50 additional commuter cars onto Jonquil Street, past Shepherd Elementary School's delivery dock and entrance to the school's before and after school program. This block already is busy from 6:30 am (with the first truck delivery) thru 6:45 pm (with the closing of the after school program. Our alleys are already blocked by parents dropping off and trucks backing up. During peak times the alleys are used as thoroughfares because the streets are impassable – thereby endangering the students who use the alleys to walk to school. During peak times the Jonquil Street residents use the alleys to approach their homes because the street is often impasssable. <u>During peak times, I don't allow my daughter to walk outside alone – or even empty the garbage -- because I am afraid that she will be struck by the car of a commuting parent. The safety of our children is already threatened; to add 200 more students arriving by car is asking for sure tragedy.</u>

- Increased traffic and congestion can reasonably be expected from 215 students and 32 teachers and staff traveling to and from the synagogues, which are both located at uncontrolled intersections on 16th Street.

BZA
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CASE NO.16556
EXHIBIT NO.74

- The traffic management plan proposed by JPDS would impede access to 16th Street from Jonquil and Juniper Streets and cause traffic congestion on Jonquil and Juniper Streets. Similarly, access to Jonquil and Juniper Streets from 16th Street would be impeded.

- The plan for student loading and unloading operations would require vehicles to use the public alleys behind the synagogues and between Jonquil and Juniper Streets as one-way thoroughfares and drop-off/pickup sites, thereby blocking access of adjoining and nearby property owners to the alleys and private garages.

In addition, the proposed operation of a private school for 215 students and 32 teachers and staff at the two locations is likely to create parking problems for the adjoining and nearby property owners.

- On-site parking space is extremely limited at both synagogues. Currently, there are lined spaces for 7 cars at Tiffereth Israel (and currently cars utilizing these spaces partially block the alley) and 18 cars at Ohev Sholom

- There is no space to create on-site parking spaces for parents and others who will regularly visit the school. Parents and visitors can be expected to park on Jonquil and Juniper Streets, thereby adversely impacting adjoining and nearby property owners.

Further, the operation of a private school for 215 students and 32 teachers in close proximity to residential property is certain to cause other objectionable conditions, including increased noise and litter.

- The queues that are likely to result in the alleys and adjoining streets would interfere with trash collection as well.

- The planned reconfiguration of the parking spaces at both synagogues will impact their ability to dispose of and have collected the trash and garbage generated by 247 additional people each day, thereby increasing the risk of rodent infestation.

For the reasons set forth above, I strongly oppose the application of JPDS, and respectfully request the right to appear and participate as a party at the hearing of this matter, which is scheduled for March 15, 2000. Unless circumstances change due to the actions of JPDS, I will not be represented by counsel.

Sincerely,

Rosa M. Grillo