February 29, 2000

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 (zoned R-1-A) and Tiffereth Israel at 7701 16th Street (zoned R-1-B). ~~We~~ I Jan D. Gray, ~~are~~ the owners of property at 1650 Jonquil St. N.W., which is within 200 feet of the property involved in BZA application No. 16556. For the reasons set forth below, we strongly oppose the application of JPDS for a special exception.

The proposed operation of a private school for 215 students and 32 teachers and staff at these locations will create objectionable traffic and safety conditions in our residential neighborhood.

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

See Exhibit A attached

BZA
Case No. 16556
Exhibit No. 95

Board of Zoning Adjustment
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CASE NO.16556
EXHIBIT NO.95

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~~ proposed schools. Currently, there are lined spaces for 7 cars at Tiffereth Israel (and currently cars utilizing these spaces partially block the alley) and ~~18 cars~~ 13 feasible spaces JPS at Ohev Sholom. We have serious reservations about the plan to reconfigure the existing spaces so that JPDS would have the number of on-site parking spaces required under 11 D.M.C.R Section 2101.1 – two spaces for each three teachers and other employees or 22 spaces. See Exhibit A
- 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. See Exhibit A

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 liter.

- The queues that are likely to result in the alleys adjoining streets would interfere with trash collection as well. Garbage trucks usually come between 7:30-9:00 am. On 2/28/00 the trucks came at 8:25 am. behind Ohev Sholom.
- The planned reconfiguration of the parking spaces at both ~~synagogues~~ proposed schools 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.

We 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, we will not be represented by counsel.

Sincerely,

Property Owners JAN D. GRAY
Address 1650 Jonquil St. N.W.
Washington D.C. 20012

Exhibit A: Attached
Exhibit A cont. (2): Attached
Exhibit A cont. (3): Attached

Addendum Attached

ADDENDUM

Additional Information Requesting Party Status

JAN D. GRAY
1650 Jonquil St. N.W.
Washington D.C. 20012

(1) I am an owner of the above referenced property which will affected by the requested actio

(2) My property abuts both Jonquil + Juniper Street within 200 feet of Ohev Shalom.

(3) Both streets (~~Lane~~ Jonquil + Juniper) accomodate only One 1 lane of traffic when cars are parked.

(4) Currently the traffic is very congested between 7:00 am - 9:00 am on Juniper between 16th + 17th St. N.W

(5) Trash is picked up on both Juniper, Jonquil Street, + Alley between 16th + 17th. Trash trucks will be blocked on all three streets because of only 1 lane access due to parked cars and in alley.

(6) I will not be able to exit using either Juniper or Jonquil St. due to back up of traffic queues entering and exiting alley behind Ohev Shalom

(7) Currently traffic from Lowell School, Walter Reed, Shephard and local traffic use Jonquil, ~~Son~~ Juniper between 16th + 17th during all relevent times. A majority of these cars run the Stop signs located at ~~the~~ the 5 way stop at 17th, Jonquil, + Juniper.

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(8) The quiet enjoyment of my property will be even more adversely affected both for those cars that use the proposed traffic plan and those that do not.

Exhibit A cont. (2)



← No room for tandem parking



Cars parked on West Side (Ohev Shalom) side of 16th St. N.W. late afternoon. Car parked in 1st available spot starting at 16th St. All available parking taken to 17th Street. ~~and~~

See Exhibit A cont. (3)

Exhibit A cont.



Alley behind Ohev Shalom →

Please note only 1 lane available on Jonquil St. N.W. between 16th & 17th when cars are parked.



Cars parked right up to STOP sign. No room given.

Jonquil
17th St →
Stop sign

Cars also parked around corner 3/4 of the way to Kalmia & 17th St.