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July 29, 2002

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VIA HAND DELIVERY
Mr. Geoffrey Griffis
Chairperson
District of Columbia Board of Zoning Adjustment
441 4th Street, NW
Room 210
Washington, DC 20001

Re: BZA Order No. 16559
The Field School

Dear Mr. Griffis:

By letter dated July 17, 2002, parties to the above matter were requested to submit their comments to the motions submitted on behalf of The Field School (the "School") to waive the requirements of Subsection 3129.3 of the Zoning Regulations and for a modification to the Order issued by the BZA.

On behalf of Sylvia K. Shugrue, adjoining property owner residing at 2207 Foxhall Road, we hereby request that the Board of Zoning Adjustment (the "Board") deny the Motion for Modification of Approved Plans. We concur in the comments made in the submission of the Foxhall Crescents Southgate Homeowner's Association dated July 26, 2002.

In its Order, the Board imposed specific traffic management conditions upon the School before a certificate of occupancy could be issued. At that time, the School gave assurances that these conditions could be met by the beginning of the school year in the Fall 2002. The approved traffic plan provided for the construction of a left turn lane and the installation of a full traffic control signal at the southern entrance to the School, which is approximately 190 feet from Mrs. Shugrue's property. Traffic would enter the property from both southbound and northbound Foxhall Road. The traffic control signal would be activated by motor vehicles either seeking to enter the School from the left turn lane or exiting the property. Under the approved plan, traffic would back up in front of Mrs. Shugrue's house during the morning and afternoon hours.

BZA
Case No. 16559
Exhibit No. 500

Board of Zoning Adjustment
District of Columbia
CASE NO.16559
EXHIBIT NO.500

Under the Modification now being proposed by the School, left turns from southbound Foxhall Road into the School would be prohibited. All traffic would be required to enter from northbound Foxhall Road, making a right turn only into the School property. Consequently, all traffic to the School would pass by Mrs. Shugrue's property. In addition, left or right turns from the School's southern entrance/exit onto Foxhall Road would be permitted with the assistance of an off-duty uniform Metropolitan police officer. Teachers and school staff would be allowed to drive to the School using the northbound right turn only approach and, in leaving the school, would be allowed to turn left or right with the assistance of the police officer. The proposed traffic plan does not state how long the officer would be on duty.

The consequences of the proposed modification will be severalfold. The routing of all traffic northbound on Foxhall Road and the use of the police officer as traffic control (as opposed to an activated signal) will mean a more frequent and extended back-up of traffic in front of Mrs. Shugrue's house. This will make it even more difficult for Mrs. Shugrue to exit her property. Equally important will be the pollution impact of exhaust emissions from the increased traffic routed and stopped in front of her house.

The School states that it is expected that the actual construction of the road improvements and installation of the traffic signal will take approximately 6 – 8 weeks. There is no guarantee, however, that this timeline will be met. Consequently, the negative impact and effects from the modification which the School minimizes will actually be greater and longer.

The dilemma in which the School finds itself is of its own making. We understand that the School may have sold or leased part of its current facility making school operations in the Fall difficult. Moreover, according to Motion filed, the School has proceeded to accept 40 new students for the 2002 – 2003 school year (which most likely exceeds the capacity of its current facility) before satisfying the conditions imposed by the Board's Order. This is not the first time that the School has taken an action and then sought relief based on hardship of its own making. While now seeking post hoc relief, the School fails to take into consideration the hardship imposed upon the adjoining property owner by its own actions.

For the reasons stated above, Sylvia K. Shugrue requests that the Motion for Modification of Approved Plans in BZA Order No. 16559 be denied.

Sincerely yours,

Alan R. Swendiman

CERTIFICATE OF SERVICE

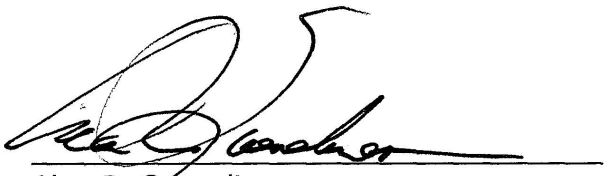
I hereby certify that a copy of the foregoing was sent by first-class mail, postage prepaid, this 29th day of July 2002, to the following:

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