Advisory Neighborhood Commission 8E

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3 May 2000

DISTRICT OF COLUMBIA
OFFICE OF ZONING
'00 MAY -3 P1:58

Ms. Jerrily R. Kress, FAIA
Director, Board of Zoning Adjustment

Chairperson and Members of Zoning Adjustment

Re: Case No. 16570

On June 23, 1998, Tucker Day Care Center (TDCC) was issued a certificate occupancy, No. B00181207. The Community was unaware that a Day Care Center was going to open in our mist, until a sign was displayed announcing that they were open for business. Being the good neighbors that we are, we welcomed TDCC to our community. Almost two years from the date of their arrival, they are proposing to increase the capacity of their facility from 32 persons to 73 persons. Which is an increase of over ~~50~~ 100 percent over it's current level. This action calls for several questions. Where are these children coming from? Are they a spill over from TDCC Prince George's location? One thing for sure...they are not from this community.

Please let me emphasize that our concerns are not directed specifically against the education and development of young children. What we are at issue about is that we are small residential community and this area can not handle the volume of people that will be coming into the community. Besides this community has over thirty day car centers, which are operated by church groups, head start programs in public schools and the Department of Parks and Recreations. In addition there are many Mon and Pops operations in the community. This illustrates that there is not a need for a day care of this magnitude in this community. Therefore, it's an injustice to have children brought in from other communities and with that comes traffic and parking problems which is caused by the parents who drop their children off and leave their cars in the community and catch the bus downtown. The problem will be even worse when the Subway opens (two blocks away) in early 200Ø.

We also have and issue interference to the size of this facility, which is to small to contain 65 children within it's boundary, even with 29 children, which is presently assigned to TDCC, public space (sidewalks) is used as exercise areas. On occasion during these exercise periods the staffers let the children get a little out of control i.e. let them pick flowers from private property, leave snack debris on sidewalks, let them sit on stoops and retaining walls.

BZA
Case No. 16570
Exhibit No. 50

Board of Zoning Adjustment
District of Columbia
CASE NO.16570
EXHIBIT NO.50

We are concerned and rightfully so, that the actives from this facility will inhibit normal interaction among neighbors and interfere with their right to use and enjoy their property free from nuisance or other interference. Moreover, we are concerned that actives that will be generated from the operation of TDCC will be and an infringement on the peace, order and quality of life in the community, which is made up of retirees or people that work nights and must sleep during the day.

As, you are aware that the Southeast Community (Congress Heights) is in a renaissance period and property values are up. What effect will this facility have on property value?

In closing we would like to bring to your attention that a majority of the signatures that appear on TDCC's petition are signatures of people that reside outside this community. These signatures should be rejected for my constituents should not have to live with the consequences of the opinion of those who do not live or have an invested interest in our neighborhood.

The Commissioner of ANC 8E02 and Commissioners of ANC 8E request that great weight be given to this report as required by Title II DCMR 3115.2, No 1-261, D.C. Code 1982ed. and vote for disapproval for special exception as stated in case #16570.

Respectfully Submitted

Melvin H. Sims

Melvin H. Sims, Chairman
Advisory Neighborhood Commission, 8E