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My name is James C. Brown. I have been a Real Estate Broker since 1958, specializing in providing and managing moderate income rental properties for D.C. residents. My two brothers, Thomas and Raymond and I own the 37-Unit apartment building addressed at 4107 Connecticut Avenue,N.W., which abuts on the northside, the lots onto which Burke School seeks to expand. I have some photos of the building for your observation.

Our building is a four story, elevator, air-conditioned building, housing 50 residents. The rent ceilings are controlled by the D.C. Rental Housing Act. Rents range from $666.00 for an efficiency, to a high of $842.00 for a two bedroom apartment. All utilities are included in the rent.

We believe the quality of life of our residents will be substantially diminished, if the Burke School expands onto Connecticut Avenue.

The proposed Burke building on Connecticut Avenue will place mechanical equipment on the roof, generating noise which will be disruptive to the peace and quiet of our residents. The building plans proposes an open air lunch/play deck on the north side roof level. Student activities in this area will create additional noise.

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The north-south public alley, from Van Ness Street to Upton Street, in the rear of 4107 Connecticut Avenue, is critical to the operational efficiency of our building. The heat and domestic hot water is provided by an oil-fired boiler. Large oil trucks replenished the oil to the building about every 3 days - normally in the early morning hours, about school commencement time. All other service contractors; plumbing, heating, air-conditioning, trash collections rely on the use of this alley. Burke's proposed expansion will create additional traffic conjestion in the alley. We also have 4 parking spaces which access this alley.

Burke's new building will create a garage entrance immediately south of 4107 Connecticut Avenue, N.W. The traffic generated in and out of this garage, over the public sidewalk, will create a considerable challenge for pedestrians attempting to traverse the driveway entrance, over the public sidewalk..

A proposed lay-by in front of the Connecticut Avenue addition will take away from the already critical shortage of Street Parking.

The residential nature of the property at Connecticut Avenue and Upton Street will be compromised by the Burke expansion. These lots

are presently zoned R5B. The Board Members are certainly aware that the Eastside of Connecticut Avenue, N.W. - from Porter Street to Van Ness Street, is currently used for residential habitation.

The residential property owners have a homestead interest in their property and their neighborhood. These owners provide and sustain the D.C. Government by their real property tax base. They should not only have the expectation, but the absolute right to, the peace, quiet and lack of disruption to their domiciles.

If Burke is allowed to expand onto Connecticut Avenue, these rights will be further diminished.

The Burke School's present student enrollment and faculty staff are in violation of prior BZA Rulings. Their present operations, pertaining to traffic management and congestion, are not working. D.C. Agency Reports reflect this conclusion. To suggest that the expansion by 20% of the existing Burke facility will tend to cure existing problems, seems to us, totally illogical.

We would ask the Board to retain the residential nature of the Connecticut Avenue and Upton Street neighborhood, and to reject BZA Application #16611.

Thank you for the opportunity to testify in this matter.

James C. Brown

Respectfully submitted,

James C. Brown

SIRIUS, LLC

July 10, 2001