Judith S. Ross
2949 Upton Street, NW
Washington, DC 20008

9 October, 2000

BZA
Case No. 16611
Exhibit No. 31

Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: Application Number 16611 (Kenneth Workman, Josef Straka, Carl and Elizabeth Richmond)

To the Board of Zoning Adjustment:

Per Section 3106.2 of 11DCMR, the following is my filing to appear as a party:

DISTRICT OF COLUMBIA
'00 OCT 10 P2:30

(a) name and address Judith S. Ross,
2949 Upton Street, NW
Washington, DC 20008

(b) I hereby request to appear in the above named case, Application Number 16611.

(c) I will appear as an opponent.

(d) I will appear on my own behalf.

(e) Basis for Party Status:

(1) The property that will be affected by the action of the Board is 2949 Upton Street, NW

(2) This property is my home, which I own together with my husband, and occupy with my two children, is in the first single-family duplex pair of houses immediately east of the existing school. We have owned and occupied the property for 15 years.

(3) The distance between our property and the property that is the subject of the application before the Board is approximately 197 feet. The distance between our property and the existing school (which is an essential part of the parking plan on which the application is based) is approximately 31 feet.

(4) **Impacts:**
Environmental: Air quality reduction due to queing of cars adjacent to the duplex pair of houses which includes our own. Noise increase due to the same cause.
Economic: Possible loss of value due to major blockage of access to rear of property, more intense traffic generally without adequate controls, as outlined below:
Access to Public Streets and Alleys: The proposed expansion of the school requires a taking of public alley and street capacity. The proposed vehicular circulation will effectively box in us and our neighbors during the school's morning and evening drop-off / pick-up times, *denying us use of the public alley at the rear of our home and clogging outflows from there to other arteries.*
Their expansion plan will create a nightmare for us and our neighbors. The city, by approving the application, would enable an institution to increase a burden on an already saturated environment, and then intensify its focus onto a small group of neighbors and overwhelm them. This impact is presumably not the intended outcome of the BZA process.

(5) The proposed expansion of the school is not adequately supported by parking, and will therefore continue to impose crowding on us and our guests. The safeguards proposed for traffic and event management rely on fulfillment of promises by the school. Promises made under the previous BZA order (1983) were not kept, and that indicates that this person and the neighborhood are likely to be seriously and adversely affected. Proper alley clearance for emergency vehicles and trash vehicles have not been maintained as a result of school operations, and this is likely to become worse under the proposed plan, potentially endangering us and blocking city services.

Please provide me with confirmation regarding my status as a Party in the above referenced case. Thank you.

Judith S. Ross

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