Rec'd.
7.31.01

MARGARET THOMPSON
2443 Monroe St., N.E.
Washington, D.C. 20018

ANC 5A10

I LIVE IN THE SINGLE MEMBER DISTRICT 5A-10 OF WHICH RUTH Y. GOODWIN, IS THE COMMISSIONER.

I HAVE LIVED AT THIS SAME ADDRESS MY WHOLE LIVE BEING SEVENTY (70) YEARS AND THE LORD WILLING IT WILL BE ANOTHER TWENTY (20)PLUS. I'M ACTIVE IN THE WOODRIDGE CIVIC ASSOC., THE ORANGE HATS, PSA 503. COMMMITY POLICING,-PROBLEM SOLVING, AND SEVERAL OTHERS.

THIS IS MY TESTIMONEY IN OPPOSITION TO BZA CASE NO. 16723 - APPLICATION OF McKENDREE-SIMMS-BROOKLAND UNITED METHODIST CHURCH FOR SPECIAL EXCEPTION TO ALLOW A PRIVATE SCHOOL AND A CHILD DEVELOPMENT CENTER AND A VARIANCE FROM THE OFF-STREET PARKING REQUIREMENTS AT 2420 RHODE ISLAND AVE., N.E.

Exhibit #1 - Petition
Exhibit #2 - Plat-
Exhibit #3 - 2000 DC Assessment Dir.
Exhibit #4 - Preliminary Reasl Estate Ass. Roll Year 2000

BZA
Case No. 16723
Exhibit No. 38

Board of Zoning Adjustment
District of Columbia
CASE NO.16723
EXHIBIT NO.38

TESTIMONY BZA 16723

IN THE PAST FEW WEEKS I'V HEARD A GREAT DEAL ABOUT THE PREVIOUS SCHOOL AT McKENDREE CHURCH. I WOULD LIKE TO EXPAND ON THE SUBJECT. AGAIN THE COMMUNITY WAS NEVER NOTIFIED. THERE WAS A SCHOOL THAT LASTED A SHORT TIME, THEN A PRE-SCHOOL, THEN A DAY CARE CENTER WHICH CLOSED A YEAR OR SO AGO.

IN 1989 THE McKENDREE CHURCH DID PASS TO CERTAIN NEIGHBORS A PETITION TO FOR A PARKING LOT, HOWEVER, IT WAS NEVER BROUGHT TO THE ATTENTION OF THE ENTIRE COMMUNITY. AFTER A WHILE I SAW CHILDREN PLAYING THERE OCCASIONALLY, LATER WITH OLDER CHILDREN IT WAS MORE OFTEN. WHEN IT CHANGED FROM A PARKING LOT TO A PLAYGROUND I DO NOT KNOW. AGAIN PROPERTY ASSESSMENT LIST THE LAND USE AS T*VAC (TOTAL VACANT NO STRUCTURES). THEY HAVE ASSIGNED THEIR OWN ADDRESS TO THE PROPERTY. I NEVER RAISED AN ISSUE BELIEVING THAT WE WOULD BE ABLE TO COOPERATE WITH EACH OTHER AND SOLVE THE PROBLEMS AS THE AROSE. INSTEAD I HAVE BEEN MET WITH HOSTILITY AND INDIFFERENCE, AND WITH NO SOLUTIONS.

Exhibit 3+4

IT IS TO THE POINT WHEREMY HUSBAND (77) AND MYSELF (70) CAN NOT ENJOYOUR OWN YARD WHEN THE CHILDREN ARE ON THE PARKING LOT YELLING AND SCREAMING. AND LORD FORBIDE IF YOUR SICK IN BED LISTENING TO THIS SIXTY (60) FEET FROM YOUR WINDOWS.

IN ALL THE CHURCH HAS BEEN A VERY UNCONCERNED, UNCOOPERATIVE NEIGHBOR, WITH NO REGARD FOR A NEIGHBORS' RIGHTS.

AGAIN THE ISSUE OF A PRIVATE SCHOOL AND CHILD DEVELOPMENT CENTER WAS NEVER BROUGHT TO THE ATTENTION OF THE COMMUNITY - IT WAS AT THE END OF APRIL THIS YEAR I JUST HAPPENED TO FIND OUT. BY THE LADIES OWN ADMISSION THEY WERE NOT GOING TO SAY ANYTHING UNTIL THE SCHOOL OPENED. ON JUNE 27, 2001, A COMMUNITY MEETING WAS HELD.

205 CHILD DEVELOPMENT CENTER

205.2 AT THE SINGLE MEMBER MEETING - NO EVIDENCE WAS GIVEN PERTAINING TO ALL APPLICABLE CODE AND LICENING REQUIREMENTS.

205.3 TRAFFIC AND NOISE

IF THE PARENTS DROP OFF THE CHILDREN IN THE ALLEY BY THE CHURCH AS WAS SPECIFIED QUITE A BOTTLE NECK WILL OCCURE IF ALL 20 CARS ARE MADE TO FOLLOW EACH OTHER. AFTER DROPPING OFF THE CHILDREN WHICH DIRECTION WILL THEY TRAVEL? PROBABLY THE SAME SHORT CUT AS THE OTHER MORNING TRAFFIC TO AVOID THE CONGESTION OF RHODE ISLAND AVE., AND SO. DAKOTA AVE., THEY WILL COME DOWN HOOVER ROAD AND TURN ONTO MONROE ST.

205.4 OFF STREET PARKING

ON RHODE ISLAND AVE., THERE ARE APPROX. SIX (6) SPACES AVAILABLE WITH A TWO(2) HOUR LIMIT, PLUS TEN (10) PER EACH SIDE OF LAWRENCE ST., EQUALS TWENTY - SIX (26) PARKING SPACES. THE CHURCH HAS ABOUT EIGHT (8) ACTIVITIES WEEKLY THAT TAKE PLACE DURING THE DAY PLUS FUNERALS, DINNERS ETC., WHICH ALSO REQUIRE PARKING IN THIS SAME AREA. PARKING IS AT A MINIMUM USING EVERY SPACE INCLUDING STREETS ONE AND TWO BLOCKS WITHIN WALKING DISTANCE OF THE CHURCH. THERE HAVE BEEN TIMES THEN I'VE HAD TO WAIT SEVERAL HOURS TO PARK IN FRONT OF MY OWN HOME.

205.5 OUT DOOR PLAY SPACE

NOISE - AT TIMES I THOUGHT THE CHILDREN WERE TAUGHT SCREAMING 101. IN THE PLAY AREA USED FOR YOUNGER CHILDREN THE WEEDS HAD GROWN TALLER THAN THE CHILDREN. AROUND THE PERIMEMTER OUT SIDE THE FENCE THE WEEDS AND OVER GROWN BRUSH HAVE MADE A GOOD HIDING PLACE FOR NEEDLES, DRUG BAGS, ETC., AS WILL AS REGULAR TRASH SUCH AS WHISKY BOTTLES AND DISCARDED CLOTHS AND RANDONLY THROWN USED CONDONS.

Gature #4

OBJECTIONABLE CONDITIONS

WHEN THE YOUNGER CHILDREN PLAYED IN THE PARKING LOT THEY WOULD THROW STONES OVER THE FENCE AS WELL AS STICKS FOR NO REASON AND POKE STICKS THRU THE FENCE AT MY DOG. THEY WOULD BE FOUL MOUTHED AND RUDE IN THEIR SPEECH, THE AIDES

(TEENAGERS) DID NOTHING TO CORRECT THEM AND THESE ARE 5 - 6 - 7 YEAR OLDS.

205.7 OFF SITE PLAY AREA

ALTHOUGH IT WAS MENTIONED AT THE SINGLE MEMBER MEETING THAT THE TRUSTEES HAD GIVEN THEIR PERMISSION TO USE THE LAWRENCE ST., DOOR, THERE'S NO SIDEWALK (76 feet) FOR THE CHILDRED TO WALK ON WHEN APPROACHING THE CORNER AT HOOVER RD., TO CROSS OVER LAWRENCE ST. THE 2-1/2 TO 5 YRS., OLD WILL HAVE TO CROSS A STREET TO REACH THE PLAY GROUND. NO WIDEWALK (for 93 feet) WAS NEVER CONSTRUCTED IN FRONT OF THE PLAY GROUND PROPERTY. THE PROPERTY IS CLASSIFIED FOR TAX PURPOSES AS LAND USE T-VAC (TOTALLY VACANT NO STRUCTURES). AT VARIOUS TIMES THE DAY CARE WOULD HAVE THE CHILDREN WALK ACROSS TWO STREETS WITH NO SIDEWALK TO PLAY IN THE PARKING LOT.

206 PRIVATE SCHOOLS AND STAFF RESIDENCES

PLEASE CARIFY THE NATURE OF THE SCHOOL. ONE MEETING IT WAS REFERRED TO AS A CHARTER SCHOOL. THE NEXT IT WAS A PRIVATE SCHOOL. WHICH WILL IT BE? WILL IT BE FOR PROFIT - PRIVETELY RUN?

206.1 WILL THIS SECTION APPLY? WILL TEACHERS AND STUDENTS BE LIVING THERE?

206.2 TRAFFIC

TRAFFIC THE SAME AS IN 205.3 EXCEPT INCREASE THE NUMBER OF CARS BY FORTY (40) FOR A TOTAL OF SIXTY (60). ALSO THE DIRECTOR (MRS. BURKE) INDICATED THAT SHE WOULD LIKE TO DOUBLE THE ENROLLMENT. WHAT! SIXTY TO ONE-HUNDRED AND TWENTY (60 - 120) ADDITIONAL CARS? HOOVER RD., WAS USED FOR HORSE AND BUGGIES AND MODEL T'S, IT WAS NEVER BUILT TO HANDLE THE EVERY DAY TRAFFIC WE HAVE NOW MUCH LESS AN ADDITINAL (60 - 120) CARS TWICE A DAY.

206.2 NOISE

THE SCHOOL HAS ALREADY BEGUN CLASSES AS OF MUCH THE YEAR - JUST LIKE THE PREVIOUS SCHOOL THE ALARM HAS GONE OFF AT 7:00 - 7:15 TWO OR THREE TIMES ALREADY. THE NOISE FACTOR OF 40 - 80 CHILDREN IS GOING TO BE UNBEARABLE SO CLOSE TO OUR HOUSES. MY PROPERTY AND THE PARKING LOT ARE ADJOINING LOTS.

206.2 OBJECTIONABLE CONDITIONS

WITH CHILDREN IN THE UPPER GRADES (5 - 6 - 7th) 11 TO 13 YEARS OLD ARE NOT LIKELY TO PLAY ON THE SMALL CHILDS PLAY AREA. WHERE WILL THEY GO? I WAS ADVISED THAT THE TRUSTEES HAVE NOT GIVEN MRS. BURKE PERMISSION TO USE THE PARKING LOT AS A PLAY AREA. THIS DOES NOT MEAN THAT TOMORROW THE SAME WILL BE TRUE.

I HAVE HAD A LOT OF PROBLEMS WITH THE CHILDREN IN THE PAST PLAYING ON THE PARKING LOT.

1) BALLS ARE THROWN OR KICKED OVER THE FENCE THAT SEPARATES MY YARD. THE OBJECT WILL ROLL OVER OUR VEGETABLE GARDEN BREAKING PLANTS OR WHATEVER IT HITS.

206.2 OBJECTIONABLE CONDITIONS (COND'T)

2) A BOY ABOUT 9 YEARS OLD CLIMBED OVER THE FENCE EVEN WHEN I'M TELLING HIM NOT TO DO SO. THE AIDE A TEENAGER STOOD THERE AND DID NOT SAY A WORD. THE DIRECTOR WAS INFORMED IMMEDIATELY. NO RESPONSE. THE BOY WAS TRESPASSING ON PRIVATE PROPERTY, THIS WAS NOT THE ONLY TIME IT HAPPENED.

WHY IS IT THAT WITH SUCH A LARGE AREA (1/4 acre) THE CHILDREN ARE ALWAYS PUT AT OUR ADJOINING PROPERTY LINES * 49 feet FROM BY BACK DOOR.

3) NOW THE CHURCH AS A BASKET BALL HOOP * WHERE * SAME PLACE * NOW I CAN LISTEN TO SPLAT, SPLAT, YELLING FOUR LETTER WORDS FROM KIDS TRESASPASSING THRU A HOLE IN THE FENCE. I SPOKE TO REV. ARMSTRONG FOUR WEEKS AGO - NOTHING HAS BEEN DONE TO FIX THE FENCE.

Gallery #1

4) AS YOU CAN SEE WHEN IT SNOWED THE PARKING LOT IS PLOWED. WHERE DO THEY PUTTHE SNOW - AT MY PROPERTY LINE. WHEN IT MELTS IT RUNS ONTO MY LAND - THE BACK YARD IS SOGGY TO THE POINT THERE IS MOSS GROWING WITH THE GRASS. BETWEEN THE RAIN AND THE SNOW FUN OFF IT IS KILLING ONE OF OUR APPLE TREES AND IT HAS KILLED A 80 - 90 YR OLD TREE. A 1/4 ACRE OF SNOW IS A LOT OF WATER. I HAVE ALSO SPOKEN TO SEVERAL OF THE TRUSTEES REGARDING THIS - NO RESULTS.

Gallery 3+4

5) LAST BUT NOT LEAST THE PARKING LOT WAS BUILD ON RAIL ROAD TIES AND TRASH HAULED IN - IT HAS MADE A LOVELY PLACE FOR RATS TO HIDE. THE RATS LIKE TO RUN IN THE DAY TIME AS WELL AS NIGHT.

206.3 SAME AS 205.4 * PARKING SPACES

TESTIMONEY BZA 16723

	Premise Address	Mailing Address
SQ. 4290 - LOT 803 - - - -	2421 Lawrence St. N.E.	2421 Lawrence
SQ. 4290 - LOT 3-4-5-6-7-	2420 Rhode Island Ave., N.E.	
	2421 Lawrence St., N.E.)	
Sq. 4291 - LOT 56 -	5000 Lawrence St., N.E.)	2421 Lawrence
Sq. 4291 - LOT 807 -	---- Lawrence. St., N.E.)	2421 Lawrence
" "	2421 Lawrence St., N.E.)	

Exhibit 3 and 4

McKENDREE*SIMM*BROOKLAND CHURCH HAS AN OFFICE ON THE FIRST FLOOR OF THE SCHOOL BUILDING ------ A CHURCH OFFICE IS NOT PERMITTED IN THE SCHOOL BUILDING.

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