April 11, 2002

Geoffrey Griffis, Chairman
Board of Zoning Adjustment
441 4th Street, Suite 210
Washington, DC 20001

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Re: BZA Application No. 16852
St. Patrick's School

Dear Chairman Griffis and Members of the Board:

I am writing to express my support for the expansion of the St. Patrick's School at MacArthur Boulevard-as a DC resident living across the street from the Georgetown Visitation School.

I am the father of two St. Patrick's students and have lived in Georgetown for 32 years. Our home is located at the corner of 35th Street and Volta Street, which is directly across the street from the main entrance to Georgetown Visitation School. The opinions contained in this letter were formed by the first hand knowledge of actually living across from a school that is significantly larger than the proposed expansion.

Prior to attending the ANZ meeting a couple of weeks ago it never entered my mind that living in close proximity to a school would be considered a Negative. Quite to the contrary, I have always considered it a positive and an attraction to my living in Georgetown. I enjoy seeing the children and parents coming and going, watching them play soccer, observing their fashions and even their God awful hair and shoes. In writing this letter it occurred to me that I rarely hear their voices even though I am located probably 50 feet from the main entrance. I have concluded that this is because of the traffic on 35th Street coupled, to a lesser extend, the National Airport airplane noise. The traffic on the 35th street is nothing compared to the traffic on MacArthur Boulevard! To validate this, I sat on the lawn at the subject site with a tape recorder, some 50 feet from the street at 3:00 in the afternoon. I was there for about an hour and experienced a continuos and constant traffic buzz. There was no let up in this buzz between the cars leaving the city or the cars coming into the city. Cars, trucks, motorcycles and busses were traveling 35 to 40 MPHS on this boulevard. In addition, the airplanes were coming over every 5 to 7 minutes. I even tried moving back another 50 feet to the end of the subject's parking lot and then further up Ashy Street to escape the constant noise of tires on blacktop and running motors, with barely, if any, relief. I am not exaggerating! Any human sound would have been a welcome relief.

At the ANZ meeting, much was said by the residents that this "limited school " would in some way harm their serenity and peace and quite. This has to be a total exaggeration and overstatement because you can barely hear anything over the traffic noise unless you

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are a few feet from the person speaking to you. Now I know why I do not hear the voices at Visitation.

Much was said about the increased traffic the proposed school would create. We're talking about 2 or 3 small busses dropping off children in the morning and then picking them up in the afternoon on MacArthur Boulevard where there is presently a City Bus Stop. Further, additional traffic would include maybe 6 to 8 cars owned by permanent staff members exiting MacArthur onto Ashby and then making an immediate right into the school parking lot. Given the high traffic flow that presently exists on MacArthur, it is almost impossible to think that few small busses and a dozen cars spread out over the day would have any impact on the MacArthur Boulevard residents. As for the Ashby Street residents, the staff personnel turn into the parking lot before they even approach the resident's homes. The traffic criticism s aimed at the proposal are totally exaggerated and, in, my opinion without merit.

By profession, I am a multi-family housing developer and presently own and manage apartment projects in numerous cities. I seriously doubt there is any data available to support the resident's theory that this proposed "limited school" would reduce the resale value of homes in the area. To the contrary, it has been my experience that schools, in any shape or form, increases the marketability of residential housing and therefore value. School's are in demand given the population demographics and provide a needed service to many potential purchasers and therefore increases the marketability of homes that are within a given school's location.

Sincerely,

Steven N. Rupp
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