4590 Indian Rock Terrace, N. W.
Washington, D. C. 20007

May 20, 2002

Board of Zoning Adjustment
441 4th Street, NW
Suite 210
Washington DC 20001

Re: BZA Case 16852:
Application of St. Patrick's Episcopal Day School, pursuant to 11 DCMR 3104.1, for a special exception to allow a private school having 60 students, grades 7 – 9, under section 206, in an R-1-B District at premises 4925 MacArthur Boulevard NW (Square 1393, Lot 823)

Memorandum for the Board of Zoning Adjustment:

I urge you to deny the request for a special exception by St. Patrick's School to establish a junior high school at 4925 MacArthur Boulevard. The site is not adequately isolated from neighboring residential properties to ensure that the school would not have an adverse impact on the neighbors.

This particular neighborhood of the Palisades is particularly dense with houses sited on relatively small lots. There are thirty-three homes within 200 feet of the site. It is one of the older neighborhoods and houses were built before zoning setbacks were in place. As a consequence, adjoining properties are as close as three feet. Given this densely populated area, there is no way that a junior high school would not have an adverse impact on the neighborhood.

St. Patrick's is a long-standing institution in the Palisades. Many neighborhood children received their educational foundations at St. Patrick's. The issue is not whether or not a junior high school run by St. Patrick's would be an asset to the overall neighborhood but rather it is whether this site is suitable for such a school.

I earnestly request that the Board deny the request for a special exception to establish a junior high school at 4925 MacArthur Boulevard. With the Field School moving to its new location on Foxhall Road in the Palisades, its former site on Wyoming Avenue near Dupont Circle would be an excellent facility for the St. Patrick's junior high school and perhaps even its eventual high school.

Sincerely yours,

Elizabeth W. Ratigan

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BZA
Case No. 16852
Exhibit No. 270

Board of Zoning Adjustment
District of Columbia
CASE NO.16852
EXHIBIT NO.270

Elizabeth W Ratigan
PHONE: (202) 333-6352
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Fax

To: Board of Zoning Adjustment From: Elizabeth W. Ratigan

Fax: 202.727-6072 Pages: 2

Phone: 202.727.6311 Date: May 20, 2002

Re: Special Exception for St. Patrick's School CC:

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This memorandum is in reference to BZA Case 16852. I ask that it be circulated to the commissioners and be added to the file.

Thank you so much for your assistance.

Elizabeth W. Ratigan