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17 May 2002

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

D.C. RECEIVED
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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)

To the Board:

I believe you should deny the request for a special exception by St. Patrick's School to establish a junior high school at 4925 MacArthur Boulevard on the grounds that the proposed use of the site as a school will have an adverse impact on the immediate neighbors.

St. Patrick's is a long-standing institution in the Palisades; many neighborhood children have attended St. Patrick's on Whitehaven Parkway without objection because that street has no residential occupancies. The site on Whitehaven is completely surrounded by schools: Our Lady of Victory, George Washington University Mt. Vernon Campus and the Lab School. The issue is not whether a junior high school run by St. Patrick's would be an asset to the neighborhood but rather whether this site proposed for 60 students, their faculty and staff is suitable for such a use without impairing the quality of life and property values of the immediate neighbors on Ashby Street.

This particular neighborhood of the Palisades is densely developed; houses are sited on small lots (R-1-B). There are thirty-three homes within 200 feet of the site. Not much distance separates adjoining properties from the proposed school. Ashby Street, located on the access side of the property, is very narrow and barely affords one lane of parked vehicles and two lanes of moving vehicles. Ashby Street is only a single block in length; cars accessing the site must make two or more turns, slowing them down and exacerbating vehicular congestion on a street already overburdened. Given this densely populated area served by a very small street, a junior high school would have an adverse impact on the neighbors. Please deny this request for a special exception and allow the property to revert to its original residential use.

Sincerely,

Lynn Scholz

BZA
Case No. 16852
Exhibit No. 282

Board of Zoning Adjustment
District of Columbia
CASE NO.16852
EXHIBIT NO.282