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2012 OCT -1 PM 3:47

Geoffrey Griffis, Chairman
Board of Zoning Adjustment
441 4th Street, NW, Second Floor
Washington, DC 20001

Dear Sir:

I am writing to express my concerns over the noise and loss of privacy from the dramatic increase in parking and pedestrian traffic proposed by St. Patrick's school for 4925 MacArthur Blvd. N.W. To put the issue in context, when the Washington Psychoanalytic Institute was there, we only had one car arriving in the morning vice the dozen or so proposed by St. Patrick's. This will be a significant increase in the noise of starting and parking cars, footsteps and conversations. Our experience with the institute's past pattern of evening parking was that a dozen or so cars parking in the lot results in intolerable car doors closing, cars starting, conversations and footsteps just outside our bedroom windows. All of our bedrooms and most of our outdoor living space is adjacent to the school. As we exit and enter our home, we are in full view of the school. We also make extensive use of our patio at various times of the day, which is also in view of the school and only a matter of a few feet from the parking lot.

We have developed the following criteria for somewhat mitigating the impact of noise and visibility of people parking and entering the proposed school from the Ashby St. side:

- A deeper buffer of bushes and/or trees from the point parallel to the farthest point forward of our front porch to the back end of our side patio

- Visibility screening with all, fast-growing trees along the same side of the house, with emphasis on providing privacy us while using our front porch and patio

Even with this buffer, we doubt we can be shielded from the noise and loss of privacy our household will face with a school only a few feet from our house.

Sincerely,

Sharon A. Houy

BZA
Case No. 16852
Exhibit No. 309

Board of Zoning Adjustment
District of Columbia
CASE NO.16852
EXHIBIT NO.309