MICHAEL LOVENDUSKY
4927 MACARTHUR BOULEVARD
WASHINGTON DC 20007

28 December 2001

RECEIVED
D.C. OFFICE OF ZONING
2002 MAR 26 AM 10:08

The Northwest Current
current@erols.com

RE: Editorial 12/19/01 "A balancing act"

Dear Editor:

Your editorial regarding St. Patrick's Episcopal Day School plan to school 60 seventh and eighth graders in the Victorian House at the corner of Ashby Street and MacArthur Boulevard erred in its premise. St. Patrick's does not "provide a reason for residents to stay in the city" or to move here. Rather, it provides a continued excuse to live out of the Palisades and merely use our neighborhood as a convenience stop between home and work.

The Palisades is under assault by outsiders. They drop off the kids, fuel up at the station, pick up a few groceries and a bottle of wine, fill a prescription, drop off the dry cleaning...but they don't live here. They just pass through on their way to and from Maryland and other DC residential neighborhoods that are too, well, residential, to accommodate schools, grocery stores, dry cleaners and pharmacies.

St. Patrick's would quadruple traffic in the immediate neighborhood without paying taxes on a site that is properly zoned residential and could fit up to three tax-paying residences. Save the Palisades before its residential heart is lost forever. Put houses in residential zones to preserve the neighborhoods.

Sincerely,



BZA Case # 16852

BZA
Case No. 16852
Exhibit No. 39

Board of Zoning Adjustment
District of Columbia
CASE NO.16852
EXHIBIT NO.39

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The Right Reverend Jane Holmes Dixon
Episcopal Church House
Mount St. Alban
Washington DC 20016-5094

RE: St. Patrick's Episcopal Day School 7th & 8th Grades

Dear Bishop Dixon,

Please influence Day School leadership to reconsider their plans to school the middle grades and staff in the house at the corner of Ashby Street and MacArthur Boulevard. My particular concerns will be evident in direct discussions with School and other authorities next year. But your and your congregation's attitude seems myopic to my family and the reason I write to you today.

Why disperse students instead of locating them in one school suitable for all? Why subject families with several children to multiple transportation destinations? Why complicate student routines with daily trips among multiple facilities? Why nibble at solutions rather than undertake one?

We understand that the Day School is already authorized to acquire a high school. Close consideration of the house on Ashby will reveal that it is too small for your plans. Sensible planning will address the Day School's needs for coming decades. The kids need stability, not shuffling around among facilities. I urge you to urge Day School leaders to think harder about middle and high school students and their families. Thank you for your consideration.

Sincerely,

BZA Case #16852

BZA
Case No. 16852
Exhibit No. 39A

MICHAEL LOVENDUSKY
4927 MACARTHUR BOULEVARD
WASHINGTON DC 20007

25 January 2002

RECEIVED
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Eleanor Roberts Lewis, Commissioner
Advisory Neighborhood Commission (ANC) 3D
5034 Dana Place NW
Washington DC 20016

RE: St. Patrick's Episcopal Day School Grades 7 and 8

Dear Commissioner Lewis,

You are likely aware that, authorities permitting, St. Patrick's intends to school Grades 7 and 8 at the Victorian house located at 4925 MacArthur Boulevard. They particularly need a zoning variance to proceed. My family resides immediately across Ashby Street from this property. We urge you to persuade ANC-3D to reject St. Patrick's plans. Further, we urge you to advise the Board of Zoning Adjustments (Application #16852) in timely fashion of ANC-3D disapproval.

The imposition of 75 students and faculty on the site will create a daily nuisance of traffic, noise and disruption in what has been a quiet neighborhood of our Palisades. St. Patrick's proposals to address the immediate and obvious concerns lack credibility, for they do not guarantee to constrain their actions once permitted to proceed. The loss of three District residential lots to a non-taxpaying, private school for Maryland and Virginia residents is fundamentally contrary to the best interests of the residents of the Palisades and the District.

You are importantly positioned to assure that sound public policy is asserted in this matter. Please take action to move the ANC-3D against St. Patrick's endeavor. I am communicating with other civic leaders to alert them to the situation and offer my assistance to you in this regard. Thank you for any reassurance you can provide to my family; I look forward to making your personal acquaintance at the next meeting of the Commission.

Sincerely,

BZA Case# 16852

BZA
Case No. 16852
Exhibit No. 39B

MICHAEL LOVENDUSKY
4927 MACARTHUR BOULEVARD
WASHINGTON DC 20007

25 January 2002

RECEIVED
D.C. OFFICE OF ZONING
2002 MAR 26 AM 10:08

Dr. Robert Gruber, President
The Washington Psychoanalytic Society, Inc.
5480 Wisconsin Avenue #201
Chevy Chase MD 20815

RE: 4925 MacArthur Boulevard

Dear Dr. Gruber,

My family resides across Ashby Street from the Society's offices at the captioned location. We are distressed to learn that the Society has contracted to sell the property to St. Patrick's Episcopal Day School, which intends to school 60 students with a faculty of 12 in the Victorian house. If there is any chance this sale is not final, we urge you to reconsider and rescind the contract, and seek another, more appropriate buyer. Regardless of the status of the sale, I regret to inform you that I will exercise what influence I can bear on District authorities to frustrate St. Patrick's intentions for the site.

The imposition of 75 students and faculty on the site will constitute a daily nuisance of traffic, noise and disruption in what has been a quiet neighborhood of our Palisades. St. Patrick's proposals to address the immediate and obvious concerns lack credibility, for they do not guarantee to constrain its officers and directors once they are permitted to proceed. It was too much to hope that the Society would have been deferential to its neighbors in evaluating offers for the property. Indeed, I personally regret not familiarizing myself to you in a manner to express community concerns earlier.

My family has resided across the street from the Society's offices for eight years, and I congratulate you for respecting the conditions of the occupancy and use of the property. The Society has been a good neighbor, and we are sad to see you go. If there is any chance you will stay, we would certainly welcome such a decision.

Please know, for what its worth, that the prospect of a sale of your property to St. Patrick's dismays your neighbors on Ashby Street and MacArthur Boulevard. We will appreciate any consideration you can provide to us in these critical days.

Sincerely,

BZA Case #16852

BZA
Case No. 16852
Exhibit No. 39C

MICHAEL LOVENDUSKY
4927 MACARTHUR BOULEVARD
WASHINGTON DC 20007

25 January 2002

RECEIVED
D.C. OFFICE OF ZONING
2002 MAR 26 AM 10: 08

The Honorable Anthony Williams
Office of the Mayor
The District of Columbia
1350 Pennsylvania Avenue NW
Washington DC 20004

RE: Preserving District Residential Neighborhoods

Dear Mayor Williams,

Allow me, first, to congratulate you in general for your management of the District. Your efforts have contributed greatly to heading our city in the right direction and improving it for all its residents. The particular inspiration for my writing at this time is, I trust, aligned with your public policy compass. That is, I urge you to address the encroachment of non-residential development in the Palisades.

In particular, please bring your authority to bear against the St. Patrick's Day School plan to school 60 students with 12 faculty and staff in the Victorian house at 4925 MacArthur Boulevard. My family lives directly across Ashby Street from the site. To achieve their goal, St. Patrick's must obtain a zoning variance (BZA application #16852). Their plan would eliminate the possibility of residentially developing any of the three lots on the site. Instead, they would occupy the site tax-free to privately school Maryland and Virginia children.

In the process, they will disrupt the peace and quiet of a hitherto stable neighborhood with traffic, noise, and commotion. Adjacent property values will suffer. The stability of the entire neighborhood will be undermined. Awareness is growing among the Palisades citizenry that our community is under attack by non-resident and commercial interests. Take a stand against this malaise, and against the St. Patrick's proposal in particular. Thank you for focusing upon this problem. Alas, time is of the essence.

Sincerely,

cc: Andrew Altman, Director of Planning

BZA Case #16852

BZA
Case No. 16852
Exhibit No. 39D

MICHAEL LOVENDUSKY
4927 MACARTHUR BOULEVARD
WASHINGTON DC 20007

5 December 2001

Katherine Bradley, Chair
Board of Directors
St. Patrick's Episcopal School
The Advisory Board Foundation
The Watergate
600 New Hampshire Avenue NW
Washington DC 20037
Via regular mail and bradleyk@advisory.com

RECEIVED
D.C. OFFICE OF ZONING
2002 MAR 26 AM 10:08

RE: 4925 MacArthur Boulevard NW

Dear Chairwoman Bradley,

Thank you and Mr. Peter Barrett for answering many questions regarding St. Patrick's proposed purchase and development of the captioned facility as a school for 60 juveniles in the Seventh and Eighth Grades. With the hope of fostering clear communications among all interested parties, I rehearse below your answers to my questions. Please advise me at your earliest opportunity if I misapprehended your answers, and thank you in advance for any corrections to my understanding.

- Assuming St. Patrick's (the School) purchases the property, you will discuss development plans further before the Advisory Neighborhood Commission in January, and you will apply to the Board of Zoning Adjustments (BZA) for zoning variance in February.
- Other than BZA variance approval, there are no other governmental approvals required of the School to proceed with its planned development.
- Maximum student enrollment at the facility will not exceed 60 pupils.
- Resident faculty and staff will not exceed 12 individuals.
- School operating months, days and hours at the facility will be from September to June, five days per week, from 7:30 AM to 3:00 PM.

BZA Case #16852

BZA
Case No. 16852
Exhibit No. 39E

- Except for few, occasional, special meetings such as an annual meeting for parents, or an occasional dramatic presentation by students, the facility will not be used beyond the operating schedule described above. In particular, there will be no regular evening, weekend, or summer classes or functions.
- Janitorial services will arrive about 3:30 PM and depart by 6:30 PM on operating days.
- There will be no athletic facilities located at the facility.
- There will be no food service at the facility.
- There will be no School bus transfers of students or faculty between the facility and other School campuses.
- Approximately 62% of the School's student population resides in DC, with the balance residing outside of DC.
- Less than five percent of the student population walks or takes public transportation to School.
- The School is willing to explore historic landmark designation for the facility.

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Thank you for sharing this information with me last evening, and for reviewing it for accuracy again at your earliest convenience. I look forward to continuing our discussions regarding the School's plans for the facility soon.

Sincerely,



MICHAEL LOVENDUSKY