Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3-D

P.O. Box 40846
Palisades Station
Washington, D.C. 20016

September 5, 2002

Mr. Geoffrey Griffiths
Chairperson
DC Board Of Zoning Adjustment
441 4th Street NW Room 210
Washington DC 20001

Re: BZA 16915 = 2828 Hurst Terrace, NW. – Special Exception to permit continued operation of child development center

Dear Mr. Griffiths:

Advisory Neighborhood Commission 3D held its regularly scheduled monthly meeting on September 4, 2002 at Sibley Memorial Hospital's Ernst Auditorium. A quorum (3) was present at all times. Proper notice of this meeting was given at least seven days prior in the Northwest Current newspaper, by postings throughout the neighborhoods and by notification by e-mail and fax.

One of the items on our agenda was a request for a special exception to permit continued operation of a child development center owned and run by Ms. Barbara Allan at 2828 Hurst Terrace NW.

Since the last zoning exception was approved ten years ago for a child development center at the above address, there has been greatly increased traffic to the vicinity caused by the enlargement of Key School across the street and the greater density of residential and commercial uses in the neighborhood as well as an increase in the number of students at this center who are driven rather than walked to the facility.

To give us an opportunity for future review of the impact of these changing conditions and in the meantime permit continued operation of the school, ANC3D supports the continuation of the Center, known as Barbara's Montessori School, **ONLY** with the following conditions:

1. The School's current student cap (23) and employee cap (3) will not be increased;

2. The School will not change its current operating times from approximately 9:00 AM to approximately 12 Noon on weekdays from September through May for a maximum of 160 days a year.

3. The School establishes a traffic plan as part of its contract with parents, which requires that cars dropping off and picking up students stack up only next to the

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curb directly in front of the School's property. Double parking and waiting or parking in front of neighbors' property will not be allowed. Cars which approach the School and find that the allowed stacking lane is full will need to circle the block by proceeding down Hurst Terrace--without turning around on that street--until there is space in the allowed stacking area. Failure by a family to abide by this requirement more than twice will lead to the dismissal of their child or children.

4. The School will review the feasibility of staggered or appointed times for the arrival of particular students or groups of students. If staggering is feasible, these times will be added to the traffic plan and the contract with the parents.

5. The special exception will be renewed only for an additional five years, not the ten years or indefinite term requested by the applicant.

6. The special exception will be granted only to the current property owner, Barbara Schriever Allan, without the inclusion of the additional non-owner listed on the original application.

We ask that the Board of Zoning Adjustment give our decision the "great weight" to which we are entitled under DC law.

Thank you.

Sincerely yours,

John W. Finney

John W. Finney bfm
Chair, ANC3D