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September 9, 2002

Geoffrey Griffis, Chairman
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210
Washington DC 20001

BZA
Case No. 16915
Exhibit No. 73

2002 SEP 10 PM 3:54

Re: Application No. 16915
Barbara Schriever Allan, 2828 Hurst Terrace N.W.
Child Development Center

Dear Chairman Griffis and Members of the Board,

I have resided at 2839 Hurst Terrace N.W., four houses up on the opposite side of the street from Ms. Allen's residence, since 1979. When I moved into the neighborhood, I was unaware of Ms. Allen's nursery school which at the time served a few young children from the close-in neighborhood which involved no extra vehicular traffic, but I was glad to sign her petition for a special exemption for the continuation of a school of limited size and scope designed to serve her immediate neighborhood.

Over the years, however, the school grew to become the successful child development center for which the present exception is now being sought. Inevitably, this has presented a conflict between the interests of the school and the children's parents who clearly benefit from an excellent program, and the residents of the adjacent properties on Hurst Terrace, who have seen an expansion of traffic created by the school imposing an unacceptable burden on this small residential street.

As a professional operating out of my home office I have been in a position to observe the increasing vehicular traffic associated with the growth of the center over the years. Very few children are being walked to the school. The vast majority are being driven, and it is evident that the center now includes children from outside DC, thus substantially transcending its original purpose to serve the immediate neighborhood. I have seen the twice-daily queue stretching from the school as far as the Hurst Terrace-Garfield Street intersection on a daily basis – a line of vehicles essentially double parked on the west side of Hurst Terrace, the drivers frequently emerging from their cars to socialize while waiting for their turn to deliver or pick up their children. The fact that a substantial number of parents drive large SUVs, occupying extra space, obviously doesn't help the congestion. It seems self-evident that such a daily invasion represents considerably more than a "minor inconvenience" to our street, as some parents would have it. Ms. Allen has noted the traffic problem cause by her school and has attempted to find solutions for it, which have somewhat mitigated the virtual take-over of our street by waiting and parked cars. She has apparently encouraged the parents to adhere to

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certain patterns of idling and parking allowing as normal a traffic flow as possible, and we commend her for this effort. However, no plan to reduce parking problems changes the fact of the significantly augmented traffic in the immediate neighborhood; waiting vehicles circling Hurst Terrace and the adjacent streets still represent a traffic load much greater than this small side street is capable of absorbing.

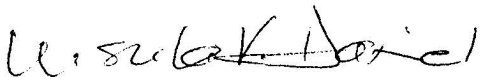
In fact, it is the center's very necessity to manage the inevitable traffic in this way that underlies our objections to the petition for an extended exception: a school which, by virtue of its undisputed excellence, and necessity to many parents, is developing into an enterprise that far outstrips its original mandate (and apparently has a substantial waiting list) needs room to expand responding to the demand for its services. Our minor neighborhood street, already tested by the long-existing, and now also expanded, Key school, is not the place for a development center with the current scope and and even bigger future potential.

It is my understanding that many parents, concerned about a possible limitation to this child development program, see the objections by the neighboring residents as a denial of a much needed service to their children. We have been depicted as "near retirees indifferent to the welfare of children," with an "attitude against schools", unwilling to accept "minor inconveniences" for the sake of the importance to support the school in its present scale indefinitely. As residents we find it very difficult indeed to keep this conflict of interests within the boundaries where it belongs – namely, the issue of seriously increased traffic and parking problems rather than our supposed hostility toward the legitimate educational needs of children.

It is painful for Hurst Terrace residents to find ourselves in conflict with a longtime neighbor. Our objective is not to close down an enterprise that is clearly benefiting many children, but to see it contained or moved to a location better suited for its purpose.

I therefore respectfully ask the BZA to deny the special exception sought by Ms. Allen for the long-term continuance of her child development center.

Yours sincerely,



Ursula V. Daniel