Christine Allison
2840 Hurst Terrace NW Washington, DC 20016

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

7th September 2002

Re. Application Number 16915
Barbara Schriever Allan, 2828 Hurst Terrace.
Child Development Center

Dear Chairman Griffis and Members of the Board:

I reside at 2840 Hurst Terrace, three houses adjacent to the property seeking another special exception to operate a child development center. I moved to this property almost three years ago. At the time of purchasing my home, I had no knowledge of the existence of the child development center (there was no disclosure in any of the information provided to would-be purchasers), and the "externalities" that the center imposes on the residents of Hurst Terrace has come as an unpleasant surprise to me and my family. As a working person, I am away from my home for much of the day, but nonetheless the traffic and parking associated with the Child Development Center are a genuine nuisance. On occasion, when I have returned to my house in the middle of day to take care of a pressing matter, I have found that I cannot access my house because of traffic backed up along the road/and or parked in front of my house. Particularly annoying are those days when the entire parent population attend school functions, and large numbers of cars take-over the neighborhood with little concern for residents, and with no respect to zone parking restrictions and access to residents' driveways and front paths.

I would like to make it very clear, however, that I have no opposition per se to the child development center. On the contrary, as the parent of an elementary aged child who attends St. Patricks Episcopal School, I am both in favor of private schools and schools within the Pallisades neighborhood. Indeed, proximity to St. Patricks is one of the reasons I purchased my home on Hurst Terrace. My concern rests entirely with the suitability of a private residence on a small residential street as the premise from which a child

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development center of this size (23 children on a daily basis plus three staff) should be allowed to continue. With the best of intent, the present owner/operator (and any successor) can only contain the externalities of the child development center to a limited degree. There will always be occasions when the activities of the school impose on the neighbors, as they have in the past three years: traffic lines backing up along the street, lack of parking spaces for residents who might return to their homes in the course of school operating hours (you will aware that 2828 Hurst has no off-street parking for staff and parents, nor does it have an off-street pull-in for dropping off and picking up children), as well as increased traffic flow through a small residential street.

The school, as I understand it, is a very viable business, and beyond the 30+ students currently enrolled, there is a long waiting list for places. A business of this nature should, in my view, be housed in an appropriate facility away from a small residential street, where appropriate parking and increased traffic flow can be better accommodated. I am sure such places can be found in the Pallisades.

I thus implore the BZA to deny the requested special exception to continue to operate a child development center at 2828 Hurst Terrace and to return this neighborhood to its intended purpose – residential.

Yours sincerely,



Christine Allison