see attached typed papers

Form 140
(Revised 03/15/02)

Case No. 16970

PARTY STATUS APPLICATION

Notice: See other side of party status form for instructions.

NAME: Last	First	Middle I.
Harter	Nancy	G

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
3028 Newark St.		Washington	DC	20008

Phone No.	Fax No.	E-Mail
202-966-2388	202-966-8952	nghartet@aol.com

I hereby request to appear and participate as a party. | Signature | Date

Will you appear as a(n) ☐ Proponent ☑ Opponent | Will you appear through legal counsel ☒ Yes ☐ No

If yes, please enter the name and address of such legal counsel.

NAME: Last	First	Middle I.
Nettler	Richard	

ADDRESS: Street	Ste. # (if any)	City	State	Zip Code
1801 K. St.	NW.	Washington	DC	20006

Phone No.	Fax No.	E-Mail
202-775-0725	202-223-8604	

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BZA Case No. 16970
Exhibit No. 42

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?
Neighborhood is all a piece and with the increased cars, Parking, large trucks servicing the school, especially during the construction they may be granted will affect adversely as to safety on streets and traffic in neighborhood

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
Neighbor
Some of Highland Place has no sidewalks so students walk to schools

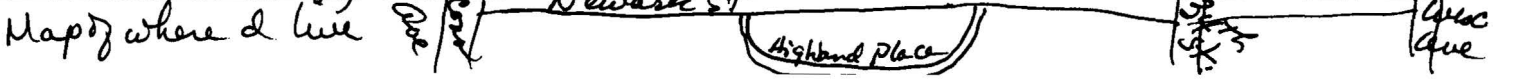
3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)
Block and a half - our street is the feeder street to Highland Place which is a half circle Highland Place has as main artery access

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?
The environmental and social impact is that large service trucks, see students with heavy threats and traffic use street in front of our home. Also when there is no room Parking on Highland they park in front of our home - we moved to Newark St 32 years ago NCRC has increased enrollment which has added to great amounts of traffic & this

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.
NCRC plans to increase their hours of operation holding late night and weekend meetings for Parents, Grandparents and Conferences for Professionals This is far beyond their original intent as a Preschool for 3-5 year olds

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.
If NCRC is granted both the Construction they want and any zoning variance regarding Parking or staff near their property it will be a hardship on neighbors - Parking will be eliminated spaces and since this is a historic Preservation area any changes to our home building - they should not be allowed to be constitutionally a property which is restored and designated

Map of where I live



Board of Zoning Adjustment
District of Columbia
CASE NO.16970
EXHIBIT NO.42

PARTY STATUS APPLICATION CASE NUMBER 16970

I just noticed that the back page said to type or print answers so I am attaching this printed page:

Harter, Nancy G.
3028 Newark St. NW
Washington DC. 20008
phone 202-966-2388, fax 202-966-8952 , email: ngharter@aol.com

will appear as an opponent and will appear through legal counsel

Legal Counsel:
Nettler, Richard
1801 K. St. NW, Washington, DC 1200
phone 202-775-0725, fax 202-223-8604

1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?

Answer: The neighborhood of Cleveland Park is all of one piece and with the increased cars, more parking, large trucks servicing NCRC school regularly, and especially during the construction they may be granted, the community as to safety on the streets and walking in the neighborhood (some of Highland Place has no sidewalks) to visit friends, to go shopping and for children walking to school will be a problem. Cars to the school race through the streets and do not always observe stop signs and people crossing streets.

2. What legal interest does the person have in property?

Answer: I am a neighbor living in a Historically Preserved Neighborhood and NCRC even as a school should be make to respect what the Historic Preservation is for the neighborhood - residents can not overbuild their properties and put up many buildings and the school should not be allowed to destroy the historic aspects of their property and change property from a school in a historic building which was a very large old home - to an institution with a campus and many buildings.

3. What is the distance between the person's property and the property that is subject to the appeal or application before the Board? (Preferably no farther than 200 ft?)

Answer: Our home is a block and a half away from the school, but our street and near our home near one of the entrances to Highland Place. Newark Street is a feeder street to Highland Place where the school is located. Highland Place is a half circle street with no main artery access and both ends of the circle access out onto Newark St.

4. What are the environmental, economic, or social impacts that are likely to affect the person and/or person's property if the action requested of the Board is approved or denied?

Answer: The environmental and social impact is that there will be more noise, more traffic with large service trucks servicing the institution, all students will be driven by parents (usually in singly not in car pools and there are 171 students), staff and people coming to conferences that the school plans to hold days, nights and weekends. Newark St and Highland Place were originally designed as a quiet neighborhood streets. Newark is a winding narrow hilly street and Higland Place also very winding and narrow and does not have sidewalks on every part of the street. Both were never meant to carry such heavy traffic.

5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.

Answer: NCRC plans to increase their hours of operation, and will hold some large night and weekend meetings for parents, grandparents and conferences for professionals. This is far beyond the original intent of the nursery school which operated since the 1930s in a wonderful old home until the last couple of years when they wanted to double their enrollment and do this expansion. Cleveland Park has historic preservation. Over the years some of the historic properties: developers tried to overdevelop McLean Gardens, Tregaron and Rosedale. In the case of Rosedale ugly institutional buildings were built and then when YFU the last owner went bankrupt, the neighbors organized to buy and preserve the property and will be tearing down the ugly institutional buildings and restoring the property to a Nature Conservancy with some more houses - in keeping with the surrounding neighborhood. If NCRC is allowed to build institutional buildings and in the future has financial difficulties or wants to grow further which would necessitate a move the neighborhood will again face what to do with an institutional campus in the middle of the neighborhood and as one person wrote in favor of NCRC said - if we sell then maybe you will get an embassy who can build whatever they want or some other entity much worse than we are. So NCRC should not be allowed to build what they want now which will cause many problems in the future for the historic sensibility of the neighborhood should they lose or sell the property.

6. Explain how the person's interest will be more significantly, distinctly, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.

Answer: If NCRC is granted both the construction they want, the increase in student numbers and any zoning variance regarding parking for staff near their property, it will be a hardship for neighbors, both in taking away parking spaces and since this is a Historic Preservation Area, NCRC will be institutionalizing a property which is a historic home and adding too large a building. The school should only be allowed to renovate the buildings they presently have on the property.

