JOHN & ELIZABETH BYAM
3100 HIGHLAND PLACE, N.W.
WASHINGTON, D.C. 20008
(202) 364-7072
JBYAM@CGSH.COM

May 1, 2003

RECEIVED
D.C. OFFICE OF ZONING
2003 MAY -2 PM 3:50

Mr. Geoffrey Griffis
Board of Zoning Adjustment
441 4th Street, NW
Suite 201
Washington, DC 20001

Mr. Andrew Altman
Director, Office of Planning
801 North Capitol Street, NW
Suite 4000
Washington, DC 20002

Dear Messrs. Griffis and Altman: Re: Case 16970, Square 2072, Lot 30

On behalf of Elizabeth and myself, I am writing to urge you to oppose both the expansion of the enrollment of NCRC as well as the proposal to turn Highland Place into a one-way street going west.

Our son attended NCRC and I served on its Board of Trustees for three years. We are very fond of NCRC and respect and support its mission. At the end of the day, however, it is a business located in the middle of an historically important residential neighborhood. When there is a serious conflict between the predominant use and an exception to that use, we think the exception should have to yield to the predominant. That was certainly the understanding and expectation of the school's Board of Trustees when I was a member.

Today, the school's presence imposes several very significant externalities on the neighborhood, including much increased traffic flow, parking problems and severe and dangerous congestion problems around drop off and pick up times. Frankly, we (and we believe other neighbors) are currently at our limit of tolerance; increasing NCRC's enrollment would take us beyond. And it would, in effect, be putting the interests of a business, however well-intentioned, ahead of the interests of the neighborhood's residents, which we believe is fundamentally unfair and wrong.

Turning Highland Place into a one-way street would make it like outbound Connecticut Avenue during rush hour; it would be a mob scene. Forcing all of the school and residential traffic to flow in only one direction would so increase the traffic on Highland and 34th

BZA
Case No. 16970
Exhibit No. 152

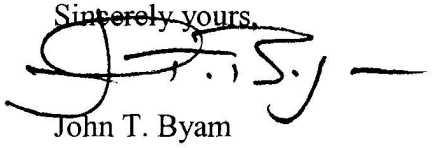
Board of Zoning Adjustment
District of Columbia
CASE NO.16970
EXHIBIT NO.152

Places as to make them inherently unsafe. Add the neighborhood and school children into the mix and I honestly cringe when I think about what might happen.

We think that either of these changes would make the neighborhood a less desirable place in which to live; doing both would have an exponential effect. Will NCRC compensate the neighbors for the impact their business has on the neighbors' everyday lives as well as their property values? Of course not. Then for what reason should the neighbors be forced in effect to subsidize the school's business? I can't think of one.

If you have not already done so, we would urge you to spend an hour in the neighborhood around drop off or pick up times to help inform your judgment. We think if you do, you would see that this is not a case where you have a bunch of neighbors who simply don't like change (which I know from personal experience is sometimes the case). Instead, you would see that there are very serious problems today and that the proposals under consideration would make the problems only worse.

Sincerely yours,



John T. Byam