3300 Highland Place NW
Washington D. C. 20008

RECEIVED
D.C. OFFICE OF ZONING
2003 JUN 17 PM 3:13

Mr. Geoffrey Griffis
Board of Zoning Adjustment
441 4th St., Suite 201
Washington DC 20001
Re: Case 16970

Dear Mr. Griffis,

I am writing to voice my opposition to the proposed expansion of NCRC. As someone living only a few doors away from the school, I feel that the expansion would exacerbate a situation which already imposes great inconvenience and hardship on the school's neighbours.

It is extremely difficult to negotiate our way in and out of the area during the several times a day when students are picked up and delivered. Especially since so many of the vehicles used by NCRC parents are large SUVs, Highland Place becomes a one-way street (at best); moreover, parents or caregivers frequently choose to park their vehicles in the neighbourhood, regularly blocking driveways, nosing out into the intersection of Highland and 33rd Place, even double-parking. I know the school has sincerely attempted to stop these practices; the fact they still go on attests to NCRC's inability, with the best will in the world, to persuade its clientele to cooperate with neighbours. The school may in good faith make promises, but history shows they cannot keep them.

Not only are parents of NCRC children creating problems for neighbours, but so, unfortunately, are their staff. I live on the *only* block in the whole neighbourhood that isn't zoned for parking (Highland Place between 34th St. and 33rd Pl.). NCRC staff routinely fill up all spots on this block from 7.45 a.m to 4.30 p.m. so that we cannot find parking near our own homes. My daughter almost always has to find parking some way from our house: this means not only a long walk with books, groceries, etc., but also that she has to move her car every couple of hours during the day. I now recognize the NCRC cars because of the consistency with which they take up the space in front of my house. The most egregious example of this was the occasion that a teacher driving a Jeep registered in Maryland serenely occupied the space I had dug out in front after the snowstorms of February 2003. This utter disregard for the convenience of neighbours (actually this utter disregard for commonly-accepted etiquette) does not conduce to pleasant relations between school and neighbourhood. More importantly, it does not augur well for the neighbourhood that NCRC cannot prevent its own faculty from treating the neighbourhood so cavalierly...or even contemptuously.

BZA
Case No. 16970
Exhibit No. 205

Board of Zoning Adjustment
District of Columbia
CASE NO.16970
EXHIBIT NO.205

All these problems will simply multiply if NCRC is allowed to grow larger. I urge you to prevent an eventuality which will have such a negative impact on so many DC taxpayers. Thank you for your help.

Sincerely,

Tara G. Wallace

Tara G. Wallace

cc Mr Andrew Altman
Councilmember Kathy Patterson

Exhibit 4

R. Bruce Beckner
Sallie R. Beckner
3225 Highland Place, N.W.
Washington, D.C. 20008
(202) 966-0492/0193

January 21, 2002

Dear Neighbor—

We are writing you about the recently announced plans of the National Child Research Center preschool, on Highland Place, to build an additional building on their property. We urge you to attend the February 2 meeting (at 2:00 p.m.) that NCRC plans to hold in which the school will describe its plans in detail. You may wish to call NCRC to confirm the date and time of the meeting. The school number is (202) 363-8777.

We hope you will excuse the lack of an individual salutation and address. We are delivering this letter to each house on Highland Place, Ashley Terrace and the portions of Ordway Street and Newark Street between 34th Street and Connecticut Avenue because those of us who live on these streets are most affected by the car traffic generated by the school and will be most directly affected by the visual impact of the school's construction project and its aftermath.

As we understand it from preliminary conversations with the school's director, the school wishes to construct an additional building, facing Ordway Street. The letter from NCRC that, presumably, we all received, describes a significant number of additional facilities to be housed in the proposed new building: indoor play and motor skill occupational therapy area, multi-purpose room, two classrooms, faculty workroom and meeting area. A building of some size would appear to be required to house all of these facilities.

It seems to us that this proposed construction by NCRC raises at least three issues:

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Certainly, any increase in NCRC enrollment will bring an increase in car traffic on these streets. We plan to ask that NCRC specify whether or not it plans to increase enrollment after it builds this new building. (The addition of two classrooms certainly suggests that it does.)

2. Integrity of the Neighborhood as an Historic District

NCRC is located within the Cleveland Park Historic District, established by the DC Government under provisions of a federal law (the National Historic Preservation Act) that is designed to preserve neighborhoods consisting of buildings from predominantly one time period that are considered to be of historic or architectural significance. The Cleveland Park Historic District is a *residential* historic district. All existing buildings within an historic district are subject to exterior architectural modification restrictions, as is new construction. The goal of these restrictions is to see that the exteriors of old buildings are not modified in ways that destroy their historic character, and that new construction does not erode the integrity of the historical character of the neighborhood.

Although NCRC was in existence at the time the Cleveland Park Historic District was designated (and the school itself dates back to the 1920s), its principal building has been a very large *residence* that was converted to school use. Its secondary building appears to be a former servants' quarters or garage built contemporaneously with the principal structure. Thus, the proposed new building will be the first structure ever built on the property for school, rather than residential, purposes.

We will be looking to see the extent to which NCRC's proposed new building manages to look like a house, not an institutional building, the extent to which it is of an appropriate scale as compared to the houses around it and the extent to which it is architecturally compatible – in both design and use of exterior construction materials – with the buildings that surround it.

3. Environmental Impact

One of the characteristics of our neighborhood is its large population of hardwood trees, many of which are more than a century old. Unfortunately, NCRC's recent record in preserving trees has not been encouraging. NCRC's playground area had a large stand of these trees that has been significantly reduced over the past six or seven years. Several years ago, NCRC made significant renovations of its playground – paving some areas, grading and terracing others. The result was removal of some trees and the subsequent death of other trees that have not successfully been replaced.

There is no large open area on NCRC's property. Therefore, it is inevitable that the construction of a new building will require the removal of some of these remaining trees; and, undoubtedly the construction will jeopardize the lives of others. We are going to be interested to know how many of the remaining large trees on NCRC's playground will be cut down for this project– and how many others will be endangered by this proposed construction.

This list is not intended to be exhaustive; it is just what first came to mind when we considered this proposal. We very much urge you to attend NCRC's February 2 meeting and to take whatever steps you consider appropriate in response to this proposed action that could have a substantial impact on our neighborhood.

In that regard, here are some contacts to whom you might express your views:

1. Ward 3 DC Council member Kathy Patterson – e-mail: kpatterson@dccouncil.washington.dc.us; postal mail: Room 107, John

Wilson Building, 1350 Pennsylvania Ave., N.W., D.C. 20004; office phone (202) 724-8062

2. Historic Preservation officer (DC Government) for Cleveland Park: Luke Young – e-mail: tluke.young@dc.gov; office telephone: (202) 442-8845

3. Cleveland Park Historical Society – P.O. Box 4862 Cleveland Park Post Office, Washington, D.C. 20008; telephone (202) 363-6358

Most of us who own these old houses and we who live in this neighborhood – whether we own an old house or not – understand that, while we might be "owners" in the legal sense, in the larger sense we are stewards of a small, but valuable part our city's heritage. In exchange for the privilege and pleasure of living in this neighborhood, we accept the responsibility for preserving it for the benefit of those who come after us – just as we are the heirs of those who came before us and made Cleveland Park what it is today.

We look forward to seeing you at NCRC's informational meeting on February 2. If you wish to contact either of us by e-mail, our e-mail address is brucebeckner@worldnet.att.net or SallieBeckner@worldnet.att.net.

Sincerely,

Bruce and Sallie Beckner

Bruce Exhibit B

From: "Richard Beckner"
To: <cleveland-park@yahoogroups.com>
Sent: Tuesday, January 22, 2002 11:34 PM
Subject: Physical expansion of NCRC

Dear Cleveland Park neighbor–

We are writing you about the recently announced plans of the National Child Research Center preschool, on Highland Place, to build an additional building on their property. We urge you to attend the February 2 meeting (at 2:00 p.m.) that NCRC plans to hold in which the school will describe its plans in detail. You may wish to call NCRC to confirm the date and time of the meeting. The school number is (202) 363-8777.

As we understand it from preliminary conversations with the school's director, the school wishes to construct an additional building, facing Ordway Street. The letter from NCRC that, presumably, we all received, describes a significant number of additional facilities to be housed in the proposed new building: indoor play and motor skill occupational therapy area, multi-purpose room, two classrooms, faculty workroom and meeting area. A building of some size would appear to be required to house all of these facilities.

It seems to us that this proposed construction by NCRC raises at least three issues:

1. Car traffic

Currently, NCRC parents dropping off and collecting their children generate large amounts of car traffic on Newark and Ordway streets between 34th Street and Connecticut Ave., Highland Place, Ashley Terrace and 33rd Street. A line of cars six to ten deep develops on Highland Place at the beginning and end of the school day. This effectively allows only one lane of travel on Highland Place, even though it is nominally a two-way street below 33rd Street. Other parents elect not to use the school's drop off on Highland Place. Instead, they park their cars haphazardly on Ordway Street, Highland Place and 33rd Street and walk or carry their children to the school. Often these cars are parked illegally in no-parking zones. This practice is then repeated when it is time to collect the kids at 12 noon and at the end of the end of the school day. Certainly, any increase in NCRC enrollment will bring an increase in car traffic on these streets. We plan to ask that NCRC specify whether or not it plans to increase enrollment after it builds this new building. (The addition of two classrooms certainly suggests that it does.)

2. Integrity of the Neighborhood as an Historic District

NCRC is located within the Cleveland Park Historic District, established by the DC Government under provisions of a federal law (the National Historic Preservation Act) that is designed to preserve neighborhoods consisting of buildings from predominantly one time period that are considered to be of historic or architectural significance. The Cleveland Park Historic District is a *residential* historic district. All existing buildings within an historic district are subject to exterior architectural modification restrictions, as is new construction. The goal of these restrictions is to see that the exteriors of old buildings are not modified in ways that destroy their historic character, and that new construction does not erode the integrity of the historical character of the neighborhood. Although NCRC was in existence at the time the Cleveland Park Historic District was designated (and the school itself dates back to the 1920s), its principal building has been a very large *residence* that was converted to school use. Its secondary building appears to be a former servants' quarters or garage built contemporaneously with the principal structure. Thus, the proposed new building will be the first structure ever built on the property for school, rather than residential, purposes. We will be looking to see the extent to which NCRC's proposed new building manages to look like a house, not an institutional building, the extent to which it is of an appropriate scale as compared to the houses around it and the extent to which it is architecturally compatible – in both design and use of exterior construction materials – with the buildings that surround it.

3. Environmental Impact

One of the characteristics of our neighborhood is its large population of hardwood trees, many of which are more than a century old. Unfortunately, NCRC's recent record in preserving trees has not been encouraging. NCRC's playground area had a large stand of these trees that has been significantly reduced over the past six or seven years. Several years ago, NCRC made significant renovations of its playground – paving some areas, grading and terracing others. The result was removal of some trees and the subsequent death of other trees that have not successfully been replaced. There is no large open area on NCRC's property. Therefore, it is inevitable that the construction of a new building will require the removal of some of these remaining trees; and, the construction will jeopardize the lives of others. We are going to be interested to know how many of the remaining large trees on NCRC's playground will be cut down for this project– and how many others will be endangered by this proposed construction.

While many of you who don't live on the immediately affected streets may feel that you do not have a stake in this development, we hope you will reconsider that view. While NCRC has been a part of Cleveland Park for a very long time, it has been a relatively unobtrusive part. The construction of additional buildings and the comcomitant expansion of the school, in terms of enrollment and staff, clearly will make it less so. We very much urge you to attend NCRC's February 2 meeting and to take whatever steps you consider appropriate in response to this proposed action that could have a substantial impact on our neighborhood.

Comments, thoughts, questions: brucebeckner@worldnet.att.net

Bruce and Sallie Beckner: 3225 Highland Place

Exhibit C

ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA
CATHEDRAL HEIGHTS • CLEVELAND PARK • MASSACHUSETTS AVE. HEIGHTS
MCLEAN GARDENS • WOODLEY PARK

Single Member District Commissioners
01-Cheryl A. Opacinch; 02-Kurt Vorndran; 03-Robert Martin (Secretary)
04-Richard C. Bartel (Vice Chair); 05-John Welsh; 06-(vacant)
07-Lars Hydle (Treasurer); 08-Rosalyn P. Doggett; 09-Nancy MacWood (Chair)

2737 DEVONSHIRE PLACE, NW
WASHINGTON, DC 20008
TEL 202/232-2232 • FAX 202/232-2232
Email anc3c@aol.com
Website http://groups.yahoo.com/group/anc3c

Minutes
Regular Monthly Meeting
January 28, 2002

I. WELCOME AND ESTABLISHMENT OF QUORUM

Chair Nancy MacWood (SMD 09) called to order Advisory Neighborhood Commission (ANC) 3C's regular monthly meeting of January 28, 2002 at 7:34 P.M. The meeting was held in the Community Room of the Second District Police Station, 3320 Idaho Avenue, NW, Washington, DC. Other commissioners present were Cheryl Opacinch (SMD 01), Kurt Vorndran (SMD02), Bob Martin (SMD03), Richard Bartel (SMD04), John Welsh (SMD05), Lars Hydle (SMD07), and Rosalyn Doggett (SMD08).

II. VERIFICATION OF NOTICE

Chair Nancy MacWood verified that proper notice of the meeting was posted on the ANC3C e-group (http://groups.yahoo.com/group/anc3c) and in The Northwest Current.

III. APPROVAL OF AGENDA

Chair MacWood moved to adjust the agenda so that consideration of ABC licenses would occur after all other committee business. Without objection the motion was approved.

IV. ANNOUNCEMENTS

A. Chair MacWood announced that the DC Politics Hour (WAMU) would be taping a one-hour onsite broadcast at the Wilson High School Library, beginning at 7:00 p.m. on January 31st. Chair MacWood stated that the program would be broadcast on February 1st from noon to 1:00 p.m.

instructed to head North to Tenley Circle in order to turn around (as opposed to turning right onto Woodley). Extensive discussion ensued regarding the Cathedral's proposed plan. Chair MacWood asked why the Cathedral couldn't accommodate more buses on its own property? Mr. Fruitt stated that the Cathedral roads are not capable of accommodating large coaches. Commissioner Welsh asked if the Cathedral would consider a cut in the service road to the east in order to accommodate angle-in parking? Mr. Fruitt stated that the Cathedral was not considering that as an option. Commissioner Martin called the question on Commissioner Hydle's resolution (Commissioner Opacinch seconded). By a voice vote the resolution was approved. A question arose as to the exact language of the resolution and Chair MacWood moved for reconsideration of the resolution. Commissioner Martin stated that this resolution does not vitiate previous resolutions, but establishes a committee to negotiate with the Cathedral Discussion ensued in regards to the exact language of the resolution. Commissioner Opacinch called the question (seconded by Commission Welsh). **By a voice vote RESOLUTION 2002-001 was approved (to be attached).**

E. NATIONAL CHILDREN'S RESEARCH CENTER

Bruce Beckner, community resident, addressed the commission regarding the National Children's Research Center's plans to build an addition to their facilities. Mr. Beckner stated that he was concerned that the plan had not yet been properly presented to the community and encouraged the commission to form an ad hoc committee to review the issue. Chair MacWood moved to authorize Commissioner Welsh to write a letter to HPRB stating that ANC3C had not yet considered NCRC's plan. **Without objection the motion was approved (attached).**

VII. OFFICER'S REPORTS

A. SECRETARY'S REPORT

a) With minor adjustments the minutes of the December meeting of ANC3C were approved.

B. TREASURER'S REPORT

a) Commissioner Hydle read a draft resolution regarding ANC3C's participation in the Advisory Neighborhood Commission Security Fund (authorizing the Treasurer to pay a $93.00 fee for the period January 1, 2002 to December 31, 2002). **Without objection Resolution 2002-002 Regarding Participation in the Advisory Neighborhood Commission Security Fund was approved (available in ANC office).**

Exhibit D

ADVISORY NEIGHBORHOOD COMMISSION 3C
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Website http://groups.yahoo.com/group/anc3c

January 31, 2002

Chairman Geoffrey Griffis
Board of Zoning Adjustment
441 4th Street, NW, Suite 210-S
Washington, DC 20001

Re: National Children's Research Center

Dear Chairman Griffis,

It has come to the attention of Advisory Neighborhood Commission 3C that the National Child Research Center, 3209 Highland Avenue, NW, in Cleveland Park, has applied for concept review of an addition with Historic Preservation Review Board (HPRB). While we fully expect that the proposed addition will be evaluated by HPRB before NCRC seeks zoning relief, the neighbors have expressed concern that the Board of Zoning Adjustment might entertain a request to schedule consideration of this project during HPRB consideration. If that occurs the ANC trusts that the Zoning Office will provide the ANC with the required notice, so that we can carefully prepare our views for your great weight consideration. I want to add that the Zoning Office has an exemplary record of both providing the full 45 day notice and directing notices to the appropriate single-member district commissioner. Their efforts have been much appreciated by ANC 3C.

Thank you for your consideration of this matter.

Sincerely,

Nancy J. MacWood
Chair, DC ANC 3C

Note: letter to BZA was unanimously approved by ANC 3C at the January 28, 2002 meeting at which a quorum was present.

Cc: Chairman Tersh Boasberg, Historic Preservation Review Board

R. Bruce Beckner
Sallie R. Beckner
3225 Highland Place, N.W.
Washington, D.C. 20008
(202) 966-0492/0193

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We look forward to seeing you at NCRC's informational meeting on February 2. If you wish to contact either of us by e-mail, our e-mail address is brucebeckner@worldnet.att.net or SallieBeckner@worldnet.att.net.

Sincerely,

Bruce and Sallie Beckner