June 17, 2003

D.C. BOARD OF ZONING
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Mr. Geoffrey Griffis
Chair
Board of Zoning Adjustment
441 Fourth Street, N.W., Room 201
Washington, DC 20001

Re: BZA Application No. 16970
National Child Research Center
3209 Highland Place, N.W.; Square 2072, Lot 30

Supplemental Submission regarding Screening of R. Bruce Beckner and Sallie R. Beckner, parties, 3225 Highland Place, N.W.

The undersigned reside in at 3225 Highland Place, the property immediately adjacent the National Child Research Center ("NCRC") to the west. This paper is to supplement our oral testimony on the subject of the lack of screening between the NCRC playground and our property and to request the Board to Order NCRC to erect satisfactory screening in the event the Board determines to permit NCRC to construct its proposed new classroom building.

I. The Legal Standard

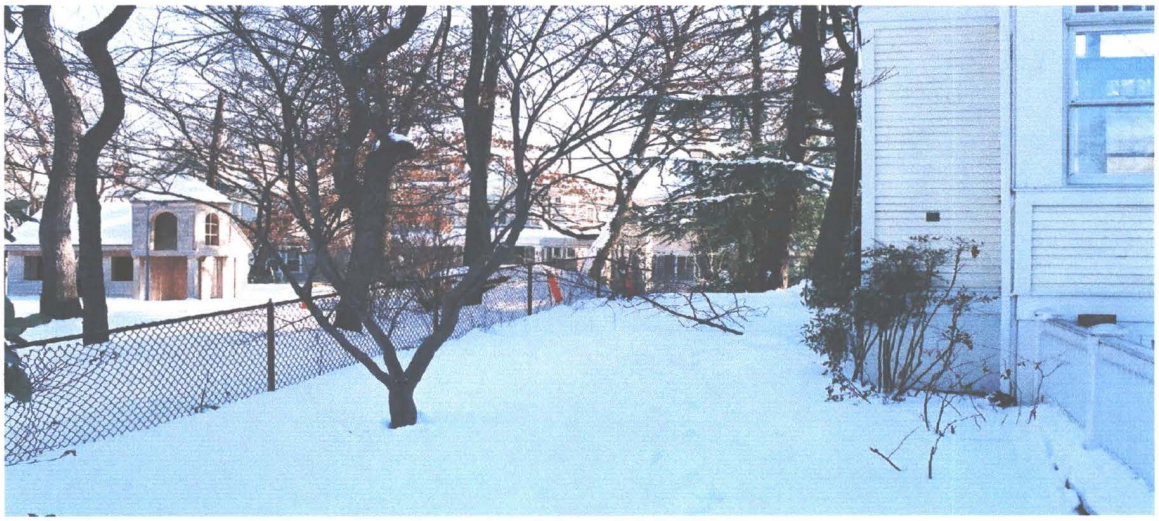
District of Columbia Zoning regulations for a child development center provide that adjacent properties shall be protected from noise from outdoor play areas by means of screening or other measures. "The center, including any outdoor play space provided, shall be located and designed so that there will be no objectionable impacts on adjacent or nearby properties due to noise, activity, visual or other objectionable conditions." 11 D.C.M.R. §205.5. The Board of Zoning Adjustment has the power to order screening in order to accomplish this objective. 11 D.C.M.R. §205.6.

BZA
Case No. 16970
Exhibit No. 206

Board of Zoning Adjustment
District of Columbia
CASE NO.16970
EXHIBIT NO.206

II. The Facts: NCRC and 3225 Highland Place

The principal play area of NCRC is opposite our house at 3225 Highland Place. At its closest points, the house is the minimum setback from the property line with NCRC – 10 feet. This is illustrated in the photograph below:

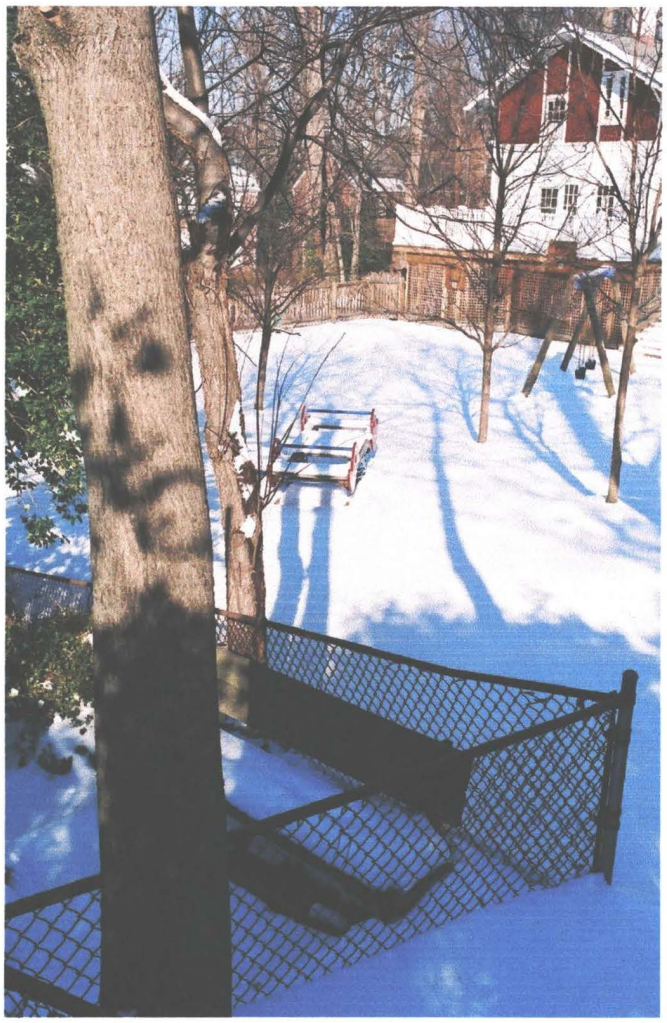


The view is from the north, looking south towards Highland Place. Our house is on the right. The chain link fence belongs to NCRC, and is on the property line. To the left of the fence is one of several play structures on the NCRC playground.

Below, is a second view of the same portion of the house, looking in the opposite direction from the front of the house, near Highland Place:



Our house is on the left; NCRC's chain link fence – on the property line – is to the right. Visible in the distance is the existing red NCRC "playhouse" which fronts on Ordway Street.



NCRC's proposed new classroom building will fill in the only flat area of the current NCRC playground, which presently is paved in asphalt and is equipped with a basketball hoop. In addition, construction of the proposed new classroom building will require the elimination of several play structures that are within the proposed new building's footprint. The photograph at left shows some of this area. The fence in the foreground marks NCRC's property line. The entire area visible from the teeter-totter all the way to the edge of the red and white "playhouse" in the distance will be filled with NCRC's proposed new classroom building, up to the stockade fence in the distance at center left.

Although NCRC claims that all of the proposed new construction will cover only an additional ten percent of the lot, in fact, much of that lot area is not used or usable for a playground. Instead, NCRC's proposed new building will eliminate about 25% of the area currently used as an active play space for the children. The result will be that more children will be concentrated in the remaining space – including the space adjacent to our house. In addition, the additional enrollment contemplated by NCRC will add to the number of children on the

playground. For these reasons, we believe screening should be required in the event that the Board approves this project.

As the following photographs show, presently, there is no screening on the NCRC property between the school's playground and our property:



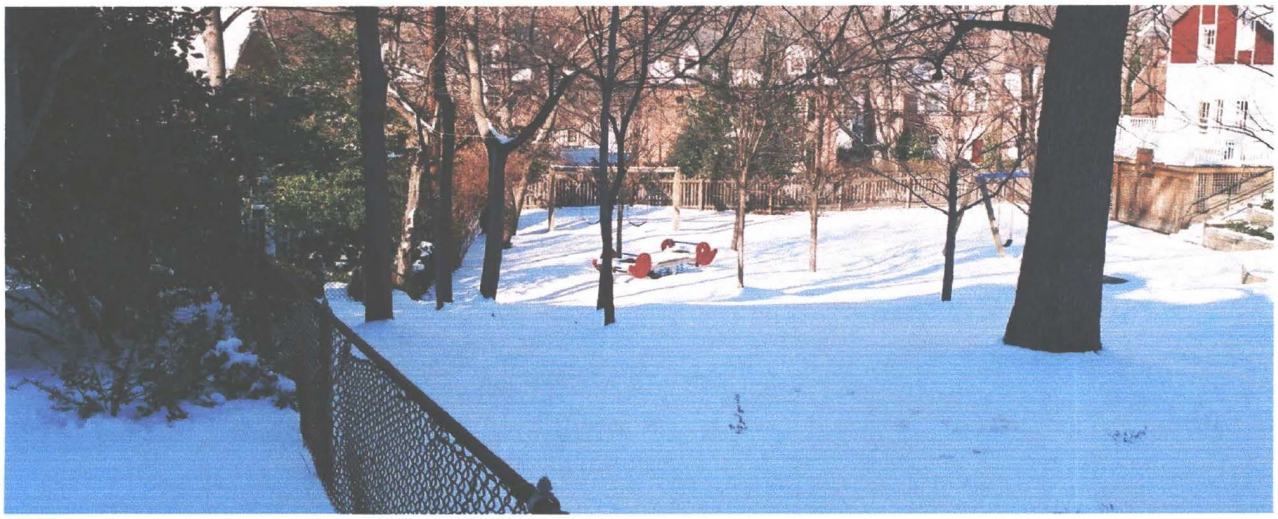
This view is from the sidewalk on Highland Place, looking north. In the foreground is NCRC's fence that runs along Highland Place. Extending back to the left is NCRC's fence that separates its property and our property. Our house is visible on the left. The mound in the right center, surrounded by orange cones, is NCRC's dirt pile that appears to be a combination of soil and mulch.

The next photograph shows the portion of the fence beyond the crest of the hill in the picture above. This view is from the north, looking south towards Highland Place.



At the left center are two of the cones marking the dirt pile. The fence, on the property line between NCRC's property and our property, extends from the lower right to the distance in the center. The shrubs visible to the right are on our property, not NCRC's property.

The next picture shows the same portion of the fence, from the opposite direction, looking north towards Ordway Street. The entire area, approximately from the red teeter-totter



in the center to the red and white NCRC "playhouse" on the right and forward to the stockade

fence in the distance, will be filled by the new classroom building. The fence in the foreground marks the division between our property and NCRC's. The shrubs on the left are on our property. In the distance, where the fence changes direction towards the right, is Henry Little's property at 3220 Ordway Street.

III. Conclusion

As these photographs show, there is essentially no screening between NCRC's playground and our property. We believe that, if the BZA decides to permit NCRC's proposed new construction, it should require the school to construct a 10 foot high fence along its property line in a style that is architecturally compatible with the historic neighborhood and with the historic contributing 105-year old Victorian house that we own at 3225 Highland Place. NCRC should also plant a property long line of trees to buffer increased noise.

Respectfully submitted,

R. Bruce Beckner

Sallie R. Beckner

Dated: June 17, 2003

Cc: Richard Nettler, Esq.
Maureen Dwyer, Esq.
Gaylord Neely and Linda Badami
Steven R. Hunsicker
Henry P. Little
"The Friends of NCRC"
Katherine Marshall