My name is Barbara Zuckerman and I live at 2928 Upton Street. I have lived on Upton Street since 1979 and I am a realtor.

I am opposed to the Burke School's special exception application because of the level of institutional intrusion that this application presents to the neighborhood. The fact that Burke would have to build a 33 ft long pedestrian bridge over a public alley and create a three –lane drive-through onto Upton Street completely erodes the residential character of the neighborhood. It is evidence that the school cannot contain all of its impact on its property. Furthermore, the School lacks a loading facility, adequate parking, lunch and athletic facilities. What Burke is proposing, however, such as an increased student enrollment, a black box theater, rooftop ball court, remote student drop-offs, and a Connecticut Avenue entrance threatens the neighborhood with more adverse impacts of parking, traffic congestion, safety and noise problems. It is obvious that Burke has chosen an ill suited, unforgiving site.

In addition, I take particular offense at both the Office of Planning, DDOT and NARDS's reports that the proposed Burke School expansion on R-5-D property would be "better than a 55-unit apartment building." OP went further to state that a by-right use could include a hospital. Believe me when I tell you that this is not being realistic and is ill conceived. It is poor planning and poor analsyis by our government agencies. There would never be a hospital at this small site. I speak from experience and can testify to this Board that a 55-unit apartment building would be in keeping with the comprehensive planning of the Connecticut Avenue corridor of residential apartment or condominiums. Further, a 55-unit apartment building would NOT have the same adverse impacts as the Burke School. Case in point, the NULLS traffic expert has done the traffic analysis, which proves that such a by-right residential use, would only generate 14 traffic trips during the morning peak period. In addition, a residential building would actually have its entrance oriented onto Connecticut Avenue and would not have to create a three-lane drive onto Upton Street and violate public air space with a pedestrian bridge. Such a residential building would also have adequate parking and loading facilities. It would not have a black box theater and it would not require two police officers to control traffic for pedestrians and vehicles throughout the day and into the night. As important, a 55-unit residential building would have tax-paying residents who take the Metro and have a stake in the neighborhood and Washington, DC.

It is important to note that Upton Street and the surrounding neighborhood is not at the tipping point, it is **past** the tipping point with institutional encroachment. The over-saturation of institutions has caused the quality of life to deteriorate. As a realtor, I have also seen real estate property values on Upton Street impacted as well. I do believe that the BZA must consider the cumulative impacts of institutional intrusion on this small residential neighborhood.

I conclude by saying that this proposal is not a by-right issue. It is a special exception case that must prove no adverse impacts. In addition, it must not be detrimental to the neighborhood. Burke School does not pass this bar and I ask the BZA to deny the application.

BZA
Case No. 17022
Exhibit No. 182

Board of Zoning Adjustment
District of Columbia
CASE NO. 17022
EXHIBIT NO. 182

On a side issue, I am entering into the record signed statements from neighbors who feel misled by the NARDS petition. Please review their statements carefully as they are withdrawing their support for both NARDS and the Burke School.

October 27, 2003

TO WHOM IT MAY CONCERN:

I was approached by Diedre Karambalas with a petition to support the application of the Burke School, now before the BZA. She did not explain to me what the petition was about, but rather said it was the right thing to do. I therefore wish to retract my signature from the petition.

Luisa C. Flores

DATE Oct 27, 2003

2924 UPTON St, NW

October 27, 2003

TO WHOM IT MAY CONCERN:

I was approached by Diedre Karambalas with a petition to support the application of the Burke School, now before the BZA. She misrepresented the support of the owner of the home in which I live, Mrs. Barbara Zuckerman. I therefore wish to retract my signature from the petition.

Carol Marcus

DATE 10/27/03

2928 Upton St, NW