Form 140
(Revised 03/15/02)

Case No. 17022

# PARTY STATUS APPLICATION

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

| NAME: Last | First | Middle I. |
|---|---|---|
| Smolik | Jodie | P |

| ADDRESS: Street | Apt. # (if any) | City | State | Zip Code |
|---|---|---|---|---|
| 2945 Upton ST NW | | Washington | DC | 20008 |

| Phone No. | Fax No. | E-Mail |
|---|---|---|
| (202) 537-3071 | 578-9310 | JSmolik@winklerpreserve.org |

I, hereby request to appear and participate as a party. Signature: Jodie P Smolik Date: 7/1/03

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. |
|---|---|---|
| | | |

| ADDRESS: Street | Ste. # (if any) | City | State | Zip Code |
|---|---|---|---|---|
| | | | | |

| Phone No. | Fax No. | E-Mail |
|---|---|---|
| | | |

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?

my home will become one of one six residences on the Northside of Upton Street because of institutional expansions.

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)

owner

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.)

100 ft

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?

Please see attached

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.

please see attached

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.

Please see attached

BZA
Case No. 17022
Exhibit No. 46

Board of Zoning Adjustment
District of Columbia
CASE NO. 17022
EXHIBIT NO. 46

Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street, NW
Suite 210-S
Washington, DC 20001

**REQUEST FOR PARTY STATUS**
Regarding Application Number 17022
(Burke School Expansion)

**The information as required by 11 DCMR 3106.2:**

Jodie Smolik
2945 Upton Street, NW
Washington, DC 20008
(202) 527-3071

I hereby request to appear and participate as a party of Application Number 17022

- I will appear as an opponent of the application.
- I will appear on my own behalf.

**Written Statement for Party Status**

The property that is affected is my residence 2945 Upton Street, NW.

I am the homeowner, along with my husband George Smolik.

My property is less than 100 feet from the school and the property that is the subject of the application before the Board. My home is east of the school and my parking garage is on a dead-end alley. My only form of egress is through the public alley adjacent to the school.

## Question #4 IMPACTS:

**Increased traffic congestion, blocking of a public alley and safety concerns:**
Burke's proposed expansion in this already overburdened neighborhood would exacerbate traffic and parking problems. The school's proposal to minimize these adverse impacts depends almost entirely on its voluntary compliance with a complex enforcement plan.

Burke's circuitous traffic plan is unrealistic. Serious congestion and dangerous situations will occur on Connecticut Avenue at the proposed school entrance and on Upton Street. In addition, school parents will continue the "path of least resistance", utilizing public alleys for traffic circulation. Numerous pedestrian and vehicular conflict points exist.

**Student Density**
Burke is running a school on a parcel of land that is clearly too small to contain adverse impacts and meet their student's needs. Burke overwhelmingly reports the highest density levels of students per acre for any private school surveyed in upper Northwest Washington.

The expansion provides no much-needed lunchroom and outdoor recreation space, thus the neighborhood is the school's campus. This creates pedestrian hazards, increased noise and trash.

**Increased Noise:**
Burke's expansion will significantly increase the noise in what is a residential neighborhood (not "high density" as stated in the school's expansion.) From the increase of student and traffic noise, the addition of a rooftop recreation area will also present unsuitable noise levels for the quiet neighborhood. The proposed combined condenser units for the school will create objectionable noise. The school expansion plan also predicts a greater noise level in the evening than during the day, which is of great concern to the neighbors.

**Environmental:**
The Burke expansion plan calls for the "blasting" of rock to build an underground parking garage. This excavation may damage our homes.

**Inadequate Parking & Too Many Nighttime Events:**
Currently, the school has at least three nighttime events per month (not including sporting events) that create parking and traffic havoc because the school has a total lack of event parking. People attending Burke School's evening events park in front of Upton Street residences, therefore the Upton residents who rely on street parking do not have parking. In addition, they block the public alley and traffic on Upton Street. Burke's expansion plan includes a 150-seat auditorium so that the school may focus on the performing arts. The addition of evening events presents a serious problem and will increase evening traffic, noise and problems with parking.

**Pedestrian Bridge is opposed**
I oppose the pedestrian bridge over the public alley to link the proposed expansion to the existing school because the structure is visually objectionable to the neighborhood. The bridge further institutionalizes the residential street and violates the public space of the neighborhood. The public alley is a buffer and a roadway, not an institutional structure. It is a further encroachment into the neighborhood by Burke that the BZA cannot grant because it is not within its jurisdiction.

**Economic:**
My home will become one of only six residences on the North side of Upton Street because of institutional expansions on this residential street. This will decrease the property value of my home.

**#5 Other Relevant Matters:**
Burke School currently is operating under direct violation of the 1983 BZA order for student enrollment. The school's plan to increase staffing 100 %, but only increase student enrollment by 30 % is dubious. The school has a serious credibility issue.

The expansion of Howard University Law School and the Levine School along with the reopening of Hillwood Museum have significantly increased traffic and congestion on Upton Street and in the public alley. The addition of a Burke School expansion may be the proverbial

"straw that breaks the camel's back" creating traffic gridlock and ruining a residential neighborhood.

**#6 Eroding the Residential Fabric**

My home will become one of only six residences on the North side of Upton Street because of institutional expansions on this residential street. The proposed property for expansion is R5 D. It was meant to be residential, not an institution. The design of the proposed Burke School will erode the residential fabric of Upton Street, but it will especially erode the quality of life for the six residences that are "boxed" in between institutions.

In addition, my home has only one form of egress from my home. It is a dead-end public alley that is adjacent to the Burke School. The School's proposed plan blocks this egress and the public alley. Therefore, there is no way out.

5400 Roanoke Avenue
Alexandria, VA 22311-1811
Telephone 703-578-7888

**The Winkler Botanical Preserve**

# Urgent Fax

| | | | |
|---|---|---|---|
| **To:** | BZA, | **From:** | Jodie Smolik |
| **Fax:** | 202-727-6072 | **Pages:** | 5 total |
| **Phone:** | | **Date:** | |
| **Re:** | Request for Party Status | **CC:** | |

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

• **Comments:**