June 17, 2004

Mr. Geoffrey Griffis, Chair
Board of Zoning Adjustment
441 4th Street, Suite 210 South
Washington DC 20001.

Dear Mr. Griffis:

We are residents of Cleveland Park who are directly affected by the pending Sidwell Friends School expansion. We are writing not to oppose the project, but to ask that you impose reasonable conditions on it. You have the power to reconcile the interests of Sidwell School and the neighbors. You do not need to rubber stamp Sidwell's plans.

To be blunt, Sidwell has approached this issue with a good deal of arrogance and disrespect for its neighbors. Its name might be "Friends" but its attitude has been distinctly unneighborly.

Among the reasonable conditions that the Board should impose are the following:

1. Requiring that Sidwell not permit the drop off or pick up of any students on 37th Street. This is a narrow street, there are already terrific and dangerous traffic jams on this street, and this practice should cease.

2. Requiring that Sidwell require that all students park on campus. If Sidwell is now committed to building sufficient parking on campus to permit this students to park on campus, it is a small step to require Sidwell to ensure that its students park in this facility.

3. Requiring that Sidwell reduce the mass of the Middle School. It should be required to move the entrance to the other side of the building, set back the building and otherwise reduce its monolithic design.

4. Requiring that Sidwell design a sustainable landscape. Its design so far is a joke.

5. Requiring that Sidwell -- for the first time -- comply with a ceiling set by the Board on its enrollment. And it should not be permitted to increase its enrollment until its has shown that its transportation plan is being implemented and works.

We note that Section 206.2 of the code requires that "private school[s] shall be located so that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions." If you do not impose the conditions we have suggested, your ruling is subject to suit and invalidation. Section 206.3 requires that there be "Ample parking space, but not less than that required in chapter 21 of this title, shall be provided to accommodate the students, teachers and visitors likely to come to the site by automobile." Again, if you don't impose conditions

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Board of Zoning Adjustment
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of the type described above, you risk a lawsuit and invalidation of your ruling.

Thank you very much for your assistance with these critical matters.

Sincerely,

Chuck Ludlam

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