April 20, 2004

Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210-S
Washington, D.C. 20001

Re: Northwest Settlement House - Application No. 17160

Dear Board Members:

As a 13-year direct neighbor of the Northwest Settlement House ("NSH"), I am absolutely opposed to the zoning application for expansion of the NSH referenced above.

Section 3103.2 of the D.C. Municipal Regulations ("DCMR") allows exception "[p]rovided that the relief can be granted without substantial detriment to the public good . . ." Allowing the NSH to expand its business on this small street would most certainly be detrimental to the neighbors' "public good" by way of increased disruption to the very nature of our residential street. The increased traffic also endangers neighborhood children who live and play on this street and do not attend the NSH.

The NSH is a day-care center business that is already too large for this small residential street. The current business of the NSH already causes traffic jams and excessive noise in the early morning and early evening hours of each and every weekday. It is unthinkable to allow the NSH to more than double its size in its current location. I have been awakened many mornings by horn blowing and loud traffic -- and to think of more than doubling the amount of traffic is distressing.

The NSH has not always been a good neighbor. Over the years, I have witnessed rock and bottle throwing fights by kids from the NSH premises, as well as vulgar music and language. On the weekends, I have seen kids playing on top of the NSH building and very young children dangerously climbing the fences to gain access to the playground equipment of the NSH. Sometimes the noise from the NSH is an absolute cacophony. For many years, very loud and very late at night basketball games were played on the premises of the NSH and the neighbors' complaints to the NSH were met with boorish disregard by its director.

Regarding variance under subsection 2101.1 of the DCMR, our neighborhood has been encroached by major development and allowing the NSH five free parking spaces on the street is simply unfair and unsafe to the residents of this street, who would have to park elsewhere.

If the Northwest Settlement House wants to more than double its current size, it should find a suitable location for a business that size -- not our residential street, that has already been impacted for years by the noise and traffic from the NSH.

Sincerely,

Sam Adams, Jr.
459 Ridge Street, N.W.
Washington, DC 20001
(202) 347-6079

BZA
Case No. 17160
Exhibit No. 25

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EXHIBIT NO. 25