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D.C. OFFICE OF PLANNING
2004 MAY 25 A 9:10

May 25, 2004

HAND-DELIVERED

Geoffrey Griffis, Chairman
District of Columbia Board of Zoning Adjustment
441 Fourth Street, N.W. - Room 210 South
Washington, D.C. 20001

Re: Board of Zoning Adjustment Application No. 17163
Amazing Life Games Pre-School, Inc. - 1309 Farragut St.

Dear Mr. Griffis:

This firm represents Amazing Life Games Pre-School, Inc. (the "Applicant") with its application for a special exception under Section 205 of the Zoning Regulations to operate a child development center in an R-1-B district. We have just filed a Supplemental Information in this proceeding, but find that we neglected to include with it three letters from the current neighbors of the Applicant attesting to the low impact of such a facility, its responsible citizenship and positive role in the local community. We think this record of past performance in a more crowded neighborhood is material and relevant to the Board's consideration of the application.

Very truly yours,

George R. Keys, Jr.

Enclosures

cc: Advisory Neighborhood Commission 4C
John Moore, D.C. Office of Planning

BZA
Case No. 17163
Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
CASE NO. 17163
EXHIBIT NO. 30

FEBRUARY 10, 2004

To Whom it MAY Concern:

We understand that Amazing Life Games School (ALG) have purchased A house and will be moving their school into that location.

Though we are SAd to see them go - we certainly understand their desire for ownership of their space. They have always been the BEST of neighbors: professional, responsible to the community and considerate to whom they meet and deal with in regards to their school and children. We have lived in our house since 1976 - our house is located directly across from the school and we have had only excellent relations with the teachers, children and parents. In fact, we have been proud and bragged to others that we had such a remarkable & responsible pre-school located on our tiny, one Block long street.

The new neighborhood that ALG will be moving into will find themselves with a wonderful child facility BUT Also with staff that will be the BEST of neighbors.

Sincerely

Marie P. Stalker

Robert G. Stalker

1829 Mintwood Place NW

January 23, 2004

Carter Baron East Neighborhood Association
1509 Gallatin Street, NW 20011

Dear Sir or Madame:

This letter concerns the proposed use of 1309 Farragut Street, NW as a pre-school facility for Amazing Life Games ("ALG"), a pre-school currently located on the 1800 block of Mintwood Place, NW, where my wife and I have owned a home since 1997. We are writing to memorialize comments I plan to deliver this evening at your neighborhood association's meeting, time permitting.

We have observed ALG for 10 years. We began living nearby ALG in 1994, when we first moved to DC. In 1997, we moved to the very block where it is currently located. In fact, we have owned and lived at two different properties on the block. It is a quiet, tree-lined, one-way street with small buildings used only for residential purposes with the exception of ALG and a bed and breakfast. From our house at 1857 Mintwood Place, ALG is diagonally across the street.

The residents on Mintwood Place are extremely proactive and protective of the neighborhood and the street. We have been active in efforts to revitalize nearby resources and parks and are quick to exercise all reasonable measures to protect our now high property values. Since 1997, we have seen values almost triple. Today, the average single-family house on Mintwood Place would sell for upwards of $1 million. Needless to say, the people on Mintwood are a tough crowd. With values like that, residents will be very engaged in activities to protect their way of life on their street.

Fortunately, it is widely agreed that ALG has been strictly a positive contributor to life on Mintwood Place. This little school's activities do not cause noise, traffic, parking or any other problems. This is a tiny school, full of tiny people and responsible, community-minded adults. The pre-schoolers are too small to cause any trouble. Their facility is neat and tidy. There have been no safety or other important issues to my knowledge. If there are problems on Mintwood, ALG is not the cause.

In short, ALG is a wonderful neighbor. A number of us were particularly saddened to hear that ALG could not come to renewal terms with its landlord and therefore would be leaving. But we would be happy to hear that it would be accepted with open arms into your community. ALG was such a good neighbor even on our smaller, one-way street, where parking and congestion are very serious problems for reasons unrelated to ALG. Given its track record and popularity on our block and among our very zealous and protective residents, we believe ALG would also be a good neighbor to you on the 1300 block of Farragut Street.

Thank you for your time and attention. Please feel free to call me at 202-253-6177 with any related questions.

Very truly yours,



Carlos A. Garcia
on behalf of himself and Lucinda Eng-Garcia, his wife
[Owners of 1857 Mintwood Place, NW]

2040 Allen Place NW
Washington, DC 20009

Pickett Craddock
Director
Amazing Life Games Preschool
1844 Mintwood Place NW
Washington, DC 20009

January 19, 2004

Dear Pickett Craddock:

It is with great pleasure that I write this letter in support of Amazing Life Games Preschool. I have lived a stone's throw away from the school for 19 years. In that time, I have come to view the school as one of the neighborhood institutions which adds tremendously to the quality of life of Adams Morgan. Having the preschool in the neighborhood has made our properties particularly attractive to young families looking to move into the neighborhood. The presence of the preschoolers at the park each day make it a joyful, lively public space.

As a neighbor of the school, I appreciate that your staff is approachable and responsive to neighbor concerns. You made it a rule that parents must not double-park in front of the school sending a message to the neighborhood that you would not allow the school to inconvenience the neighbors. I also appreciate that the school blends in with the other houses in the neighborhood. In fact, many people never notice there is a school on Mintwood Place because it looks like every other well-maintained house on the block.

I must admit, however, it is with mixed emotions that I write this letter. I am delighted to offer my support of Amazing Life Games Preschool as the school has been an asset to our neighborhood for over twenty years. For that very same reason, I am sorry to see the school move away from our community.

Congratulations to you and your school! I wish you the very best of luck as you take this courageous next step.

Sincerely,

Michelle deNevers

Michelle deNevers