1311 Farragut Street NW
Washington, DC 20011

May 24, 2004

BZA # 17163

Jerrily R. Kress
Director, Board of Zoning Adjustment
441 4th Street NW, Suite 210-S
Washington, DC 20001

Dear Director Kress,

I am writing to you as a concerned resident of the 1300 block of Farragut Street NW. Our small street is inundated by five different non-profit establishments that are variances to the R-1-B zoning provisions of the community. My wife and I work during the day, but when we come home in the evenings, we have difficulty finding a place to park, even in front of our home at 1311 Farragut Street NW. Every morning, from 7:30 am -- 9 am there is a constant stream of cars and school buses on the street, heading to West Elementary School or taking a short-cut to the Kingsbury School. The sidewalks are filled with children and parents walking, roller-blading, riding bikes or scooters to school. From my home, I can hear the children at recess, outdoor gym classes, afterschool and the PA announcements at West School. It is a fine school, and I purchased my home understanding the expectations of the community. On-street parking was an expectation as were safe and orderly traffic patterns.

But, I did not expect to have a fourth day-care center to open next door to me, especially since the area is not zone for a pre-school, and there are limits to the number of variances that can exist within 1000 feet. The presence of another non-profit day care center will increase the undue burden of traffic, parking, noise and rodent activity. A domicile with 28 children will have a lot more garbage than a residential home, and this increased garbage will attract rats, possum and raccoons. I do not want additional rodents in the alley behind my hours or rummaging through the playground/yard behind the house. We have a dog that spends a lot of time outdoors in our fenced yard. He is an excellent guard dog and has been known to bite strangers and bark profusely. I fear that my dog will become a neighborhood nuisance with the existence of a 28-child daycare directly next door. I believe that this is an undue burden to me, my family and my neighbors with whom I currently have a positive, friendly relationship.

As a community member, I object to the lack of integrity to the zoning regulations. A residential community cannot continue to be a residential community when zoning variances and special exceptions are granted to five establishments in a 1000 foot area. I would be willing to help the petitioners, the ALG Pre-school find a suitable location, with appropriate zoning, nearby. The parents and the teachers seem dedicated, but I cannot support their efforts to establish a day care center at 1309 Farragut Street, NW. The

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traffic may prevent ambulances or medical care from timely arrival or suitable passage on a street with many elderly neighbors and individuals like myself with health conditions that may require immediate attention.

I am concerned that the pre-school will not best serve the needs of our community. The adverse effects of noise, traffic, rodents and a divided community does not support our friendly, welcoming community. Almost all of the houses on the street signed the petition against the pre-school and there have been several meetings for the neighbors to vent their frustrations and anger. I am asking that you keep the climate of the community in tact by denying the ALG application for a special exception to a zoning variance.

Thank you.

Sincerely,

James Sondel

TO: Jerrily R. Kress
Director
Board of Zoning Adjustment.

May 25, 2004

from: James Sandel
1311 Farragut Street

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