17163

**COUNCIL OF THE DISTRICT OF COLUMBIA**
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20004

May 24, 2004

Jerrily Kress, Director
District of Columbia Office of Zoning (DCOZ)
One Judiciary Square
441 4th Street, NW, Suite 210S
Washington, DC 20001

Dear Director Kress:

Enclosed, you will find correspondence my office received from Berniece McConnell and Marcia and Charles Morrow which outlines the opposition to the opening of the child development center proposed by the Amazing Life Games Pre-School, Inc in the 1300 block of Farragut Street, NW. I understand that the ANC 4C Commissioners have also voted unanimously against such an organization.

I am in support of the residents and the ANC Commissioners and I am requesting that the District of Columbia Office of Zoning take the residents concerns into consideration.

Sincerely,

Adrian M. Fenty
Councilmember, Ward 4
(202) 724-8052
afenty@dccouncil.us

enclosure

cc: Berniece McConnell
Marcia and Charles Morrow
Jackie Mitchell, ANC Commissioner, SMD 4C02

AMF/vw

BZA
Case No. 17163
Exhibit No. 36

Board of Zoning Adjustment
District of Columbia
CASE NO. 17163
EXHIBIT NO. 36

**Marcia & Charles Morrow, 1334 Farragut Street, N.W., Washington, DC 20011**

May 5, 2004

**The Honorable Adrian M. Fenty**
Ward 4 Councilmember
1350 Pennsylvania Avenue, N.W., Suite 506
Washington, D.C. 20004

**RE: 17163 - Application of Amazing Life Games Pre-School Inc.**, pursuant to 11 DCMR § 3104.1, for a special exception to establish a child development center (28 children, 4 staff, and one or two parent volunteers) under section 205, in the R-1-B District at premises 1309 Farragut Street, N.W. (Square 2806, Lot 76).

Dear Councilmember Fenty:

This letter is to express our disapproval of having a special exception granted to Amazing Life Games Pre-School (ALG) to relocate to 1309 Farragut Street. As you may already know, we currently have **four** non-profits located on the 1300 block of Farragut Street: **West Elementary School, Y.O.U.R. Community Center, Macedonia Church, and Maranatha Gospel Hall**, in addition to the **Kingsbury School** at the upper end facing our block. We currently have very limited and restricted parking due to West Elementary School's safety concerns, and, the frequent use of these four non-profit facilities on weekends, coupled with restricted parking twice weekly during street cleaning season, overly burdens our residents as it is. Bear in mind that we have within a one-block radius **St. Paul AME Church, Mount Zion Baptist Church**, the **Ideal School**, and **St. Luke's Church**. We're living with these organizations as neighbors along with the traffic and parking problems they bring. Additionally, during the summer in particular, we have experienced late night disturbances at West School's basketball court, and, once school ends, we have every reason to expect some kind of noise after dark.

Mr. Fenty, we have more than our fair share of non-profits on this one block. We have met with our neighbors, those living on and around the block, and found that the majority of the residents desire to keep 1309 as a single-family residential dwelling. Some of these neighbors are senior citizens who have lived on the block for over 30 years. Some are handicapped and have special needs and want to have a quiet street. The ANC-4C commissioners have already considered the request and do not support the proposed use of this residence for this purpose.

ALG has already proven to be uncaring neighbors as we have observed contractors working to renovate the facility without posted permits and during irregular hours (11:30 pm). We do not think that a pre-school is an appropriate use of this house and it should remain a residential-only dwelling.

Sincerely,

Charles + Marcia Morrow

Charles & Marcia Morrow

cc: **District of Columbia Office of Zoning**
441 4th Street, NW, Suite 210 South
Washington, DC 20001

May 17, 2004

1312 Farragut St. NW
Washington, DC 20011

Office of Councilmember Adrian Fenty
Ward 4
1350 Pennsylvania Avenue, NW
Suite 506
Washington, DC 20004

Reference: Case Number 17163

To the Honorable Councilman Fenty:

I am writing to request your support in opposing a special exception variance application made by the **Amazing Life Games Pre-School, Inc.,** to open a child development center at 1309 Farragut Street, NW I am the owner of a neighboring home, located at 1312 Farragut Street, NW and have lived at this residence for over 50 years.

Over the years, I have watched the 1300 block of Farragut Street gradually change from what was once a beautiful residential street to what it is now, a mixture of residential homes and non-profit institutions. Currently, on Farragut, we have West Elementary School, located at 14th & Farragut. Directly across the street from West, is Y.O.U.R. Community Center. In the middle of the block, there is a church located at 1318 Farragut and at 13th and Farragut St. we have still another church, Marantha Fellowship. In addition to these non-profits that physically touch Farragut St., we are further impacted by the Kingsbury Center which is also located at 14th and Farragut; as well as other churches and schools that are within a 3 block radius. As a result of these facilities, the daily traffic on our street is overwhelming. Not only do we have to contend with the cars and buses dropping off and picking up schoolchildren, but our street is also used as a thoroughfare for commuters making their way between 13th and 14th streets. As a senior citizen who enjoys taking morning walks, I have to really be careful of when and where I schedule my walks because of the on-slaught of traffic speeding through our neighborhood. If this variance is granted to Amazing Life Games Pre-School, our tiny street will be open to more traffic, parking problems, noise and other nuisances.

The 1300 block of Farragut Street has a wonderful mixture of residents who love their community, take care of their property, and respect their neighbors. To ask us to accept a child development center placed in the **middle** of what is left of residential homes is unfair. In a meeting held at the 1309 Farragut St. property on January 23, 2004 between the residents of Farragut St. and the Amazing Life Games Pre-School, the school officials

were asked what benefits they could bring to the block. They could not come up with a single thing that would add value as a result of their move to Farragut Street.

I hope that I have adequately expressed my concerns regarding this issue and that you will support our efforts in defeating this special variance request. Thank you for your time and consideration.

Sincerely,

Berniece McConnell

(Mrs.) Berniece McConnell

c: J. R. Kress, FAIA, Director, BZA
V. Washington