4647 Massachusetts Ave NW
Washington, DC 20016
November 18, 2004

Government of the District of Columbia
Office of Zoning
441 4th St NW, Ste 210
Washington, DC 20001

TO WHOM IT MAY CONCERN:

Re: Case 17269

My husband and I do not feel it appropriate to open a Child Development Center for 25 children and a staff of seven.

First of all this church is on Massachusetts Ave with very little parking in front due to rush hour traffic a busyness of the Ave.. Stopping in front of this area will cause traffic jams on the avenue. If the alley behind our house is used, it will create problems; such as:

Driving out of people's garage makes it difficult as the children will be dropped off and picked up at roughly the same time in the a.m. and p.m.;

As it is, this alley is busy now and at the beginning of the alley, there are bushes on the right side and cars parked on the street on the left side making it very difficult to get out of the alley due to parents and their children walking. As it is now, it is difficult for residents to get out due to blockage by bushes and parked cars. We know of this so we are extremely cautious when we come to this point.

There is enough traffic on the alley as it is. Right now the alley is used by members of the Evangelical Arabic Baptist Church on Saturdays and Sunday and the 7th Church of Christ on the corner of 46th & Mass. Ave NW next door to them on Sunday.

This alley was repaved about three years ago because of all the traffic having used the alley and we don't want this again.

There is no play area for these children around that church other than a small parking lot for the church on the corner and playing in the alley which is dangerous.

BZA
Case No. 17269
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO. 17269
EXHIBIT NO. 23

We are owners as is everyone on this block and the block on Van Ness that share the alley with us. Our distance is 192 feet from property-to-property lines.

Further, we feel this will lower our property values.

JOAN OLEXA

JOSEPH C. OLEXA

Cc: Kathy Patterson
1350 Penn. Ave NW
Washington, DC 20004

Amy McVey
4600 Albermarle St. NW
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