

To: Board of Zoning Adjustment

I want to relay my concerns and objections regarding this proposed sale, as a neighbor “with Standing” to the Kingsbury School proposal, residing on the western boundary of the property along Piney Branch Road and Farragut Street NW. I am a born and raised Washingtonian, and I of course want good schools like LAMB to succeed, in a location that works for its population and its surroundings. I also want my and my neighbors’ rights of “quiet enjoyment” to be respected and upheld.

- 1) **The site was never intended for a school and does not have the buffer space** that a purpose-built school has with its neighbors.
- 2) **There is NO acceptable reason that the exception granted Kingsbury to operate as a school should be passed along to another occupant.** Just because Kingsbury was given an exception after much negotiation, does NOT mean it should be able to automatically pass it along, ***let alone increase the number of permitted students/staff!***
- 3) **I object to a large school population on the site.**
- 4) Kingsbury has a population of under 100 currently though it has permission for more. A full 300, let alone 600, would be a very different neighborhood “neighbor” in an area that was granted a Residential Overlay in 2009 precisely to limit the growth of non-residential property.
- 5) **The 2009 Residential Overlay recognized the need for support to curtail growth from non-residential occupants.**
- 6) These are elementary school children from across the city who attend LAMB – by definition as a charter school it is not a neighborhood population - this **site is not well served by public transportation** which implies there will be **HUNDREDS of cars** every morning, afternoon, or for an evening event even at the proposed lower level of 300. There is little to no capacity to keep so many cars from disrupting and vastly increasing traffic on the neighborhood streets.
- 7) The lack of buffer means that my home office is about 60 feet from the playground, across an undeveloped alley-like Road (Piney Branch Road). With no doubt multiple recess times, that is a **noise** decibel over prolonged time not conducive to a residential zoned neighborhood.
- 8) A line of cars to enter the school from PBR would be UNACCEPTABLE and mean we would be unable to unpark/park our own cars and go in the morning or during pickup.
- 9) Existing issues of Kingsbury’s operations and lack of fulfilled commitments with the neighborhood have never been addressed adequately, and I do not have faith a larger institution would uphold any agreements in good faith.
- 10) I understand there is already a **strain environmentally** due to having a school population at the current levels, and I fear the impact of any more.

With appreciation for the BZA’s effort and a request to take these views to heart,  
Amy Dine  
1500 Farragut St NW