

## Cochran, Patricia (DCOZ)

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**From:** Bardin, Sara (DCOZ)  
**Sent:** Tuesday, October 26, 2021 12:20 PM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** FW: BZA Case #20472

Sara

**Sara Bardin**  
Director



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**From:** Bailey Edwards <b.bailey.edwards@gmail.com>  
**Sent:** Tuesday, October 26, 2021 10:59 AM  
**To:** ATD DCOZ <dcoz@dc.gov>  
**Cc:** Anna Edwards <anna.kimsey.edwards@gmail.com>  
**Subject:** BZA Case #20472

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Good morning, Board of Zoning:

I write to express concern and opposition to the proposed re-zoning or exception of residential property in AU Park to a commercial, school use, as proposed by the River School. Their case number is BZA Case #20472.

We live a block or so away on Van Ness and have serious concerns regarding the traffic that would be brought into the neighborhood, and the stress on the intersections that would be caused by the new traffic, if the rezoning is allowed. The proposed campus is simply not big enough to absorb the influx of vehicles on its own property, and the influx of over 1,000 new car trips per day (for pick up and drop off) poses safety concerns for a residential neighborhood. New vehicles passing through pose different challenges than residents driving in their own neighborhood. I'm also not convinced that River School parents and children would see Metro as a viable option for transit to school--these are elementary children, not teenagers, and they are unlikely to be independently using the

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20472  
EXHIBIT NO.143

transit system to get to school and home at the end of the day. Proposed traffic modifications create traffic restrictions that have no reason to exist except for to serve the River School's desire to move their campus.

Often, communities are urged to consider exceptions to zoning laws when there is a clear community benefit expected from such relief. For example, a new reservoir project, or a new hospital. However, there is no clear community benefit to be seen from the placement of a private school within the boundaries of this residential neighborhood. The benefits River School offers are for those who pay tuition in that private school community--and all of the harms are felt by the surrounding neighbors who do not see the benefits. In this instance, it seems unreasonable to ask neighbors to bear the safety and traffic harms so that families from outside of our neighborhood can move their campus from its existing, more suitable location.

I had hoped to see a case to resolve our concerns, but no such case was presented by the School. Instead, plans put forward by the River School only confirm the traffic and safety situation will worsen, and for no tangible benefit to the neighborhood. I am pleased to see our ANC commissioners recognize these harms against the best interests of the community as they voted overwhelmingly to reject the proposal.

As such, I ask that you reject the request for relief from the residential zoning requirements and reject rezoning of the property.

Thank you for the opportunity to provide my thoughts--I know they are echoed by my neighbors.

Bailey Edwards  
4300 Block of Van Ness Street, NW