

Andrew Howard, 6009 3RD Street NW, 20011.
September 25th 2024

TO WHOM IT MAY CONCERN

REF: **Case number 21101**

RE: **Opposition statement of proposed development at 245 Peabody Street NW**

My name is Andrew Howard, I am a direct neighbour of 245 Peabody Street NW. As a concerned neighbour I have attended all meetings facilitated by our ANC with the new owners.

In good faith my hope was that the new owners of 245 Peabody Street NW would be good and responsible neighbors. However, I have lost faith that they understand the needs of our community and neighborhood cohesiveness. They have actively made no concessions to our concerns regarding safety and the impact the size and scope of their proposed development will have on our existing community.

We recognize the need for affordable daycare and welcome provisions where they do not negatively impact on the community they proclaim to want serve.

The site is on a “local” road that is already impacted by traffic and safety concerns:

- Capital City Public Charter school is within a thousand feet of the proposed development. Children and parents within the neighborhood are currently having to navigate conditions which are currently unsafe.
- The submitted traffic study is flawed and does not take into consideration the newly licensed CDC center at Capital City Public Charter School. (See attached document).
- New traffic study is required taking into account new conditions.

The resolution and application is factually incorrect:

- A child development center is within a thousand feet of the proposed site and this has not been included in the application by the applicant or ANC resolution.
- Per the board of zoning own guidelines state that **“more than one (1) child/elderly development center or adult day treatment facility in a square or within one thousand feet (1,000 ft.) of another child/elderly development center or adult day treatment facility may be approved only when the Board of Zoning Adjustment finds that the cumulative effect of these facilities will not have an adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors;”**
- CDC license for Capital City Public Charter school attached. Capital City Public charter school is within 1000 feet from 245 Peabody street NW..

In conclusion we accept the neighborhood would have to adjust to additions but it is necessary that adequate mitigating restrictions limiting size and scope are in place (82 students is too many students with considerable and dangerous traffic implications). It is imperative the BZA puts restrictions in place or delay for a appropriate traffic study and not rush a decision that we believe as is currently proposed will negatively impact our neighborhood.

Kind regards

Andrew Howard (tel: 2027163585, email: ahowardtoday@gmail.com)

Board of Zoning Adjustment
District of Columbia
CASE NO.21101
EXHIBIT NO.38

Facility Details	
Name	Capital City Public Charter School
Address	100 Peabody Street, NW , DC 20011
Facility Type	CDC (Child Development Center)
Contact	Steve LeBoo
Phone	(202) 808-9800
Email	sleboo@ccpcs.org
Website	Not Available

Facility Hours	
Monday	07:30 AM-06:00 PM
Tuesday	07:30 AM-06:00 PM
Wednesday	07:30 AM-06:00 PM
Thursday	07:30 AM-06:00 PM
Friday	07:30 AM-06:00 PM
Saturday	Closed
Sunday	Closed

Accreditation	
None	

Accepts Vouchers	Languages Spoken
No	English

Ages Served	Facility Capacity
3 - 5+ years	84 Children

License Information	
License Type	Full License
A full license is issued when an applicant has demonstrated substantial compliance with the child development facilities regulations.	
Current License Begin Date	Sep 13, 2024
Current License Expiration Date	Sep 30, 2027
Current License Issuance Date	Sep 13, 2024

Substantiated Complaints			
Substantiated Complaint: a grievance made by an individual or agency that has been investigated by OSSE or another government agency and proven to be true. Only complaints substantiated after 09/30/2017 will be posted on the website and maintained for a period of three years.			
Complaint Date	Allegation Type	Deficiency Code	Resolution Date

Inspection Reports	
Initial Inspection – Inspection completed for a new applicant for child care licensure.	
Annual and Renewal Inspection Report – Inspections conducted at a licensed child care facility.	
Inspection Date	Inspection Type