

From: [Mehlert, Keara \(DCOZ\)](#)
To: [Plater, Kiya \(DCOZ\)](#)
Subject: FW: Comments to case no 21400. Exhibit # 25 regarding Applicant's Playground Area
Date: Friday, January 30, 2026 2:35:07 PM

Keara Mehlert, AICP
Secretary to the Board of Zoning Adjustment
Office of Zoning | *District of Columbia Government*
441 4th Street, NW | Suite 200-S | Washington, DC 20001
(202) 727-0364 (direct) | keara.mehlert@dc.gov
www.dcoz.dc.gov

From: Hans Israelsson <hisraelsson@gmail.com>
Sent: Friday, January 30, 2026 12:21 PM
To: DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>
Subject: Comments to case no 21400. Exhibit # 25 regarding Applicant's Playground Area

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Some people who received this message don't often get email from hisraelsson@gmail.com. [Learn why this is important](#)

Dear Members of the Zoning Board,

I write in response to the applicant's recent document {exhibit #25 of case # 21400) with "clarifications". These so-called clarifications do not clarify so much as they expose just how much smaller the playground would become if the request for a variance were approved.

According to the architect's own drawings accompanying the original application, the school's playground would measure 3,576 square feet. This represents a reduction of roughly 20 percent from the existing playground, which stands at approximately 4,480 square feet. In the latest "clarifications," however, we are invited to believe that the usable play area magically expands to 4,334 square feet, achieved by annexing an additional 762 square feet of something described as a "Lower Plaza," now rebranded as an "extension of the playground."

It should be noted that roughly 30 percent of the area now shaded in green as "playground" in the architect's drawings appears to lie outside the school's property altogether.

The mysterious “Lower Plaza” makes its debut only in the clarifications. I have been unable to find any reference to such a space in the application materials previously submitted. The only area in the drawings not designated as building, parking, or playground appears to be the main entrance zone, complete with doors, stairs, and an ADA ramp. If this is what is now being christened the “Lower Plaza,” one is entitled to ask how suitable, or safe, it is as a playground.

Equally notable is what the applicant’s response omits entirely. There is no acknowledgment that the school has already been using a grass area across the street (apparently part of a neighboring apartment complex) as an auxiliary play area for its students. This same area, incidentally, is also used by dog owners.

Nor does the response address the school’s limited on-site parking. This deficiency has resulted in the semi-permanent storage of a school bus on 27th Street, a stretch that allows unlimited free parking intended for general public use. What is presented as a minor logistical detail is, in fact, a quiet appropriation of public space to compensate for private shortfall.

Taken together, these “clarifications” do not clarify so much as they re-label, re-count, and quietly ignore inconvenient facts. The Board is being asked not merely to grant a variance, but to accept a narrative in which reduced space is enlarged by definition, non-play areas are renamed as playgrounds, and existing problems are rendered invisible by omission.

Sincerely,

Hans Israelsson

2716 27th Street NW