

**Burden of Proof
Estrellitas Montessori School**

February 8, 2016

To Whom It May Concern:

The proposed continued operation of Estrellitas Montessori School, currently seeking special exception 206 from the Board of Zoning Adjustment, would incur no changes following the issuance of said exception. For two years, our operation has functioned as a private school in a residential district with a valid Certificate of Occupancy issued by DCRA.

Our continued operation would therefore not cause any change to existing traffic, parking congestion, noise, or lighting. We would continue to provide early childhood care for up to 150 children and are not requesting permission for increased capacity. We function with a strong partnership with and respect for our neighbors. We close operations at 6:30pm and therefore do not cause noise disturbance to our neighbors in the evenings. Children cannot be heard while within the building and our outdoor play space is along our 14th Street NW property line and not in the direction of residential homes, thus preventing noise disturbance in this manner. We have off-street parking preventing any slowing of traffic in the area. Furthermore, many of our enrolled families are our neighbors and walk their children to our school each day. Thus, we function as a strong part of our community and provide a greatly needed service for those living nearby. We see no way in which we would adversely affect the use of neighboring property in the least.

We believe these conditions show we are in harmony with the general purpose and intent of Zoning Regulations and Map. Please contact us if there is need for further information.

Sincerely,

Marilyn Medrano
gutimarilyn@gmail.com
(202)441-6227