



CAPITOL HILL RESTORATION SOCIETY

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18 September, 2006

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DC OFFICE OF ZONING

RECEIVED

Sharon Schellin
Secretary to the Zoning Commission
Office of Zoning, Suite 210-S
441 4th Street, NW
Washington, DC 20001

ZONING COMMISSION
District of Columbia

CASE NO. 06-06

EXHIBIT NO. 74

RE: ZC#06-06

Dear Secretary Schellin,

I am writing to you regarding this proposed rulemaking on behalf of the Capitol Hill Restoration Society (CHRS). In the main, CHRS supports the proposed rule and congratulates the Office of Planning (OP) and the Zoning Commission for this undertaking.

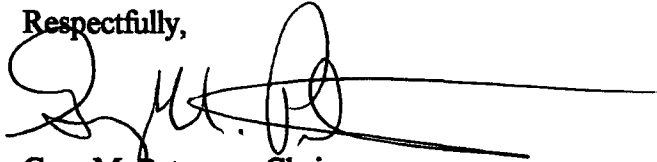
However, CHRS was caught off guard by the amendment authorizing schools of 16 or fewer students without regard to the lot dimensions requirements (proposed section 401.11). This change happened after a meeting with Charter Schools proponents, OP and Robert Bobb. It was wrong to have no community representatives present. Naturally, this has raised suspicions about the motives of the attendees. It would have been much better to invite a few from the community so that people would not have been blindsided by the addition of section 401.11.

While the proposed section 401.11 only changes the applicability of lot dimensions, charter schools are far more than child care centers. Proposed section 401.11 has been compared to child/eldercare development centers. Charter schools can include preschool, pre-kindergarten, any grade or grades from kindergarten through 12, residential education, and adult, community, continuing, and vocational education programs. This far exceeds what is allowed in the definition of "child/elderly development center." CHRS has no problem with child care centers being allowed as a matter of right in a R-4 neighborhood, but we do object to section 401.11 because it allows far more uses. For instance, a car repair vocational education program could now be in a R-4 zone. CHRS doesn't believe that either OP or the Zoning Commission intended this, and we ask you to reconsider and delete section 401.11.

If this change is allowed to go forward, then CHRS asks you to make it subject to the provisions of section 205--Child/Elderly Development Centers. The provisions of

sections 205 1 to 205 10 have reasonable limits on such centers, provide for community input and will address the concerns of the community

Respectfully,

A handwritten signature in black ink, appearing to read "Gary M. Peterson", with a long horizontal line extending to the right.

Gary M. Peterson, Chair
Capitol Hill Restoration Society
Zoning Committee

CC Ellen McCarthy, Director, Office of Planning