

1403 & 1500 Emerson St. NW

Wash. DC 20011

November 14, 2017

Chairman Fred Hill or Current Chairman

DC Board of Zoning Adjustment

441 4th Street, NW, Suite 200S

Washington, DC 20001

Re: Opposition to Application #1981: Latin American Montessori Bilingual (LAMB) Public Charter School
Application to increase Number of Students from 300 to 600 at 5000 14th St NW

Dear Chair and Members of the Board,

I'm writing regarding the LAMB application to relocate and join in with the Kingsbury School one my properties abut Kingsbury.

We also hear very loudly the sounds of the buses, the announcements, the bells ringing, buses coming through Emerson Street, at times and disregarding the "no bus and truck signs". When there has been issues I went over to the School directly for e.g. children taking a short cut through my yard, to get to school! One of the major complaints is the loud noises coming from the compressor system which is located on the rear of the property. My neighbors along Piney Branch are most impacted by it and we complained for years to Kingsbury to resolve this issue!

Kingsbury then began to have festivals, dog days and more recently allowing a church to use the premises on Sunday all causing less parking for the neighbors. I guess treating the neighbors on a "need to know basis" for the most part we did not complain. However, it would have been appropriate for them to inform us, come to our meetings occasionally, even offer us space for our monthly meetings. I believe was discussed when they were negotiating for the neighborhood support!

I have lived on Emerson St now for approx. 35 years and we have had several hearings regarding institutions wanting to move into the neighborhood and each and every one of them highlighted what good neighbors they would be...the last memorable one is the Mormon Church, who claimed they would not be much bigger than the Convent, which was the home to cloistered nuns, built in 1900 and located there for over 50 years, in the end they built almost 3 times the size. They tore down the Church with no more than a days' notice to the nearby neighbors and left us with the dust and debris, lead particles, I'm sure! No concern for the neighbors or our health!!

Tear it down let the neighbors complain later!

I have been a Realtor for 42 years practicing all over the city this bad behavior has to stop!!

Now the LAMB school wants to nudge their way in, apparently, they have been working on this possibility for a long while! Over 9 months ago, I had a few LAMB parents come into my nearby open houses and tell me they were moving into Kingsbury and it was a done deal. I disputed that with them. I told them the LAMB school was a 14th & Missouri.

So here we go again the neighbors are the last ones to know! Ignoring our 16th Street OVERLAY and asking for 600 and a few years 800 and on and on...

We are affected by the noise factor, the extra pollutants, traffic including flying through the neighborhood to get their children to school on time.

Lastly, real estate values and equity: It is no secret that schools, churches and liquor stores are a hinderance on home values & sales!

Thank you in advance for sharing my letter!

Respectfully,

A handwritten signature in black ink that reads "Denise Champion". The signature is written in a cursive, flowing style.

Denise Champion