

Chairman Fred Hill
Board of Zoning Adjustment
441 4th Street NW, Suite 200-S
Washington, DC 20001
bzasubmissions@dc.gov

Via Electronic Mail

October 25, 2021

Re: BZA Case #20472

Dear Chairman Hill and Members of the Board,

My family and I live at 4231 42nd Street NW immediately adjacent to 4220 Nebraska Avenue NW. As adjacent owners and next door neighbors, we are writing in support of the River School's proposal to locate at 4220 Nebraska Avenue NW, subject to the plans and conditions they have proposed. Our family home is significantly affected by this proposal, particularly the activity around the existing mansion, to which our home is very close, and any traffic on the northwest corner of the site. We are supportive of the reuse of the existing historic home and the closure of the 42nd Street curb cut for this project.

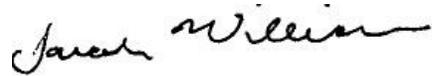
The River School team first reached out to us almost a year ago to inform us of their plans and to hear our thoughts and concerns regarding the application. They have stayed in touch throughout the process. Our main focus was on preventing traffic cutting through the property from Nebraska to 42nd Street. That cut-through would fundamentally change the use and enjoyment of our family home, as it would turn a residential driveway alongside our backyard and master bedroom into an access point for Nebraska Avenue—a major thoroughfare in Northwest D.C.—and it would feed into the traffic circle immediately in front of our driveway, potentially rendering access to our property challenging and unsafe. We are very pleased with how the School anticipated that concern in their proposed design. Specifically, the plan respects the existing character of the neighborhood by concentrating new construction on the south end of the site (near a site that is already an existing school, the National Presbyterian School), and keeps the transportation in and out off of Nebraska Avenue. We are also happy with their commitment to coordinate with us regarding landscaping adjacent to our property. The proposed landscaping would be a substantial improvement on a site that has been overgrown and neglected for many years. And, we are pleased with the School's plans for the mansion, which would preserve the special, historical character of the old Under Oak Estate. Indeed, overall, we have found the School and its representatives to be thoughtful, reasonable and responsive. We believe that they would be good next door neighbors.

We understand the concerns raised by some of our other neighbors regarding traffic and construction. However, we believe that everyone closest to the 42nd St NW curb cut strongly agrees with the School's plan to close it off.

Given the potential alternatives for a development at the site and School's specific plans and commitments in the record, we are supportive of the School's planned use.

Thank you for considering our perspective as an adjacent neighbor, whose family home will be substantially impacted by the proposal.

Sincerely,

A handwritten signature in black ink that reads "Sarah Williams". The signature is written in a cursive style with a long, sweeping underline.

Sarah Williams
4231 42nd St NW
Washington, D.C. 20016
(202) 276-6044
sarahwilliams323@gmail.com