

**Written Testimony Received**  
**Between May 20 and May 29, 2026**

Request to amend an existing Conditional Use Permit to increase the number of students from 190 to 210 and staff from 42 to 50 in accordance with Sec. 18-304, for the Green Hedges School, located at 415 Windover Ave NW, in the RS-12.5 Residential - Single-Unit, 12,500 sq. ft. zone.

Testimony Number	Name of Submitter	Address of Submitter
33	Pablo Perez	501 Windover Ave NW
34	Elizabeth Williams	123 Lewis St NW
35	Emily Schofield	135 Lewis St NW
36	Katherine Welch	412 Knoll St NW
37	Rory Coffey	227 Nutley St NW
38	Alnoor Jamal	385 Courthouse Rd SW
39	Penny Oszak	221 Nutley St NW
40	Jessica Brandt	605 John Marshall Dr NW
41	Elizabeth DiFrancisco	434 Knoll St NW

**From:** [pablo.perez](#)  
**To:** [West, Andrea](#); [O'Brien, Kelly](#); [DPZ](#); [Levy, David](#)  
**Subject:** Green Hedges  
**Date:** Thursday, May 21, 2026 8:14:37 AM

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Board of Zoning Members:

I am writing to respectfully oppose the proposed expansion of Green Hedges School.

The School is located within an established residential neighborhood that already experiences ongoing impacts related to noise, traffic, parking, and site intensity under the School's current approvals. These impacts have been documented over time and remain unresolved. Increasing enrollment, staffing, and physical intensity would further burden surrounding homes and streets that were not designed to accommodate such an institutional-scale use.

Of particular concern is the number and nature of zoning variances and waivers requested as part of this application. These requests seek relief from standards specifically intended to protect residential neighborhoods and, taken together, would materially alter the scale and character of the use. Granting multiple variances to enable further expansion raises serious concerns about precedent and whether the proposal can truly be considered compatible with its surroundings without harm to public health, safety, and neighborhood character.

For these reasons, I respectfully urge the Board of Zoning to deny the application as submitted.

Thank you for your time and consideration.

Sincerely,

Pablo Perez

501 Windover Avenue NW

Vienna, VA 22180

**From:** [Elizabeth Williams](#)  
**To:** [West, Andrea](#); [DPZ](#); [Levy, David](#); [O'Brien, Kelly](#)  
**Subject:** Green Hedges letter to BZA  
**Date:** Thursday, May 28, 2026 8:39:32 PM

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Dear BZA,

My name is Elizabeth Williams and my address is 123 Lewis Street, NW. I am three houses away from Green Hedges and can see the playground from my home.

I am concerned that there are a very small number of neighbors who seem to frequently and loudly vocalize their ongoing distaste for the school, as well as put a significant amount of time and effort into generating negative feedback from other neighbors and community members.

As a neighbor, I am pleased to see the campus plan that has been submitted. I know the plans have been thoughtfully and intentionally designed, taking into consideration feedback from other neighbors and me, Town of Vienna staff, and the Planning Commission. Over the last few years, I have been invited to participate in multiple meetings on campus to discuss the plans, and have received numerous communications from the school stating that if any neighbors have any questions or concerns, that I am welcome to contact the school directly. I did take the opportunity to do that and Peter Barrett, the current Interim Head of School, reviewed the plans with me.

For me, alleviating the traffic concerns on Windover is a huge win. Very occasionally, as stated by Green Hedges and others, the Windover entrance can sometimes back up onto the street. By allowing additional stacking, even with increased student headcount, I am confident that cars will not back up on to Windover. Additionally, I know that a crosswalk on Nutley has been suggested by the Town, but I also hope crosswalks at the intersection of Windover and Lewis are also being considered. Now that a sidewalk will be installed by Green Hedges along Windover beginning at Lewis, crosswalks should be installed at the intersection to encourage safe crossing by pedestrians, and more importantly, recognition by drivers that there are pedestrians using Windover.

As I mentioned above, I can see the Green Hedges playground from my home and suppose that I am pretty equidistant to the school as others who have submitted comments. Noise from the school has never been an issue for me. On the rare occasion that I do notice playground noise, it serves as a reminder that students are happily playing outside which is something I think we can all agree is to the benefit of children.

I am also very much in favor of the new academic building. As I understand it, the new building is designed to be harmonious with the current building that is next to it as well as other homes on Windover and in the neighborhood. The current building was originally a house and never intended to be an academic space. As with all new buildings, it will be much more accessible and safer for the children and adults who spend their time there.

I appreciate having the opportunity to provide feedback to the Board of Zoning Appeals and urge you to approve Green Hedges' request for a new conditional use permit, including increased enrollment. Please don't hesitate to let me know if you have any questions.

Sincerely,

Elizabeth Williams  
123 Lewis St, NW  
Vienna

**From:** [Emily S](#)  
**To:** [West, Andrea](#); [DPZ](#); [Levy, David](#); [O'Brien, Kelly](#)  
**Subject:** Green Hedges- Conditional use permit  
**Date:** Thursday, May 28, 2026 6:58:27 PM

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Good evening!

My name is Emily Schofield, and I live at 135 Lewis Street, NW, diagonally across the street from Green Hedges.

I am supportive of the small increase in students that Green Hedges has made as part of their Conditional Use Permit request. I am hopeful that the changes they are making to the campus will help alleviate any possible traffic backup on Windover, and that the new sidewalk will help make that one block safer for pedestrians like myself and my children who are or will be walkers to JMHS. I do not think adding a few more families across different grade levels will negatively impact the preschool drop-off that takes place outside my home.

Regarding playground noise, my experience has been that when I raised an issue to the Head of School, the school was responsive and worked with me to address the issue. As an example, there was a teacher that used a bull horn to direct children rehearsing an outdoor program on the playground closest to my house. When I let the previous Head of School jokingly know that the noise was bothersome to me, the teacher was told to stop using it. The children play outside daily, and while I can certainly hear them, it's not bothersome to me. I have found the school responsive to concerns I've raised.

I encourage the BZA to approve the school's conditional use permit. Thanks for your consideration.

Emily Schofield

**From:** [Katherine Welch](#)  
**To:** [Levy, David](#); [West, Andrea](#); [O'Brien, Kelly](#); [DPZ](#)  
**Cc:** [David Welch](#)  
**Subject:** Comments regarding Green Hedges" application  
**Date:** Friday, May 29, 2026 5:10:08 PM  
**Attachments:** [Noise Pollution Hero Banner \(Website\).png](#)  
[41370\\_2024\\_642\\_Fig1\\_HTML.png](#)

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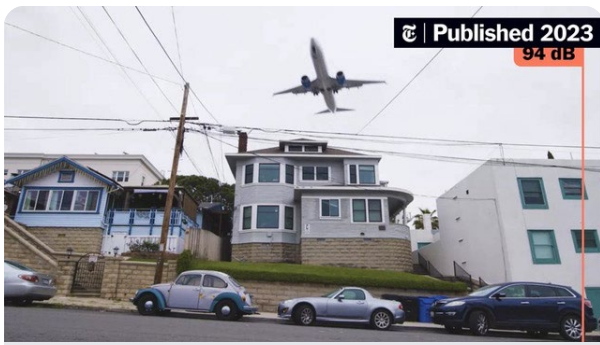
Dear board members,

I am submitting a second email in response to Green Hedges' sound study and what felt to me like a cavalier response on their part to what it found. I have attached several articles and studies that discuss the effects of sound on humans. There still doesn't exist a large body of research on the effects of environmental noise, but what does exist already makes clear that the effects of environmental noise are consequential and extend well beyond hearing loss. Although much of the research has focused on vehicular noise, that doesn't mean it isn't relevant. In fact, some are calling for fundamental change in the absence of more studies because the effects of noise are so obviously profound. Numerous studies show that sustained exposure to conversational levels of sound (like that of children playing on an adjacent playground) can have cardiovascular, mental health, sleep, and other health consequences. Representatives of Green Hedges commented that the sound levels were comparable to a dinner party. But who wants a daily, hours-long dinner party in their back yard? Peaks of sounds (like shrieks on a playground) also have effects, which studies suggest may be even more profound than steady noise. Further, how sound is perceived has a strong effect on its effects. When reading the literature on the subject, one of the things that jumped out to me was that "annoyance" was a real effect with physiological consequences. When neighbors complain about the noise coming from Green Hedges, it is critical to understand that the sound is at a level that researchers agree causes adverse effects to human health. I respectfully request that this information be carefully weighed when considering Green Hedges' application.

Sincerely,  
Katherine Welch  
412 Knoll St. NW



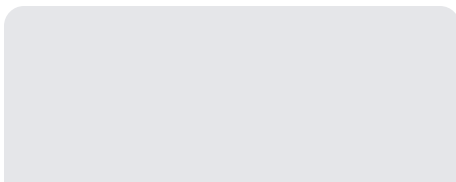
How noise pollution quietly affects your health  
[coeh.ucdavis.edu](http://coeh.ucdavis.edu)



Noise Could Take Years Off Your Life. Here's How. (Published 2023)  
nytimes.com



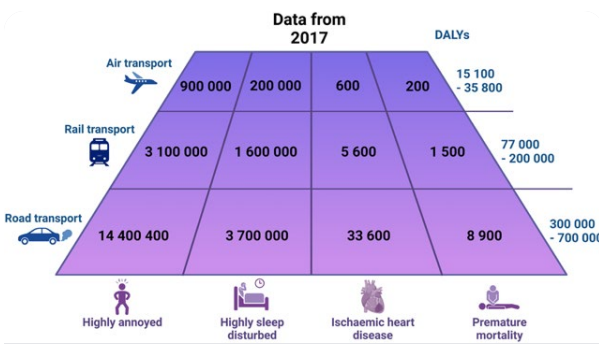
How Different Sound Levels Can Affect You  
noiseproject.org





The impact of noise pollution on health

bmj.com



Noise and mental health: evidence, mechanisms, and consequences - Journal of Exposure Science & Environmental Epidemiology

nature.com

Public Comment: Green Hedges School Campus Plan

Rory Coffey  
227 Nutley Street NW  
Vienna, VA  
05/29/2026

To whom it may concern,

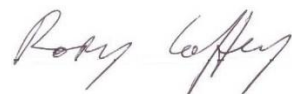
My name is Rory Coffey, and I have been renting the home at 227 Nutley Street NW in Vienna for nearly one year. I live at the entrance to Green Hedges School. Prior to moving here, I lived at 548 Windover Avenue NW. I am an Environmental Scientist, and work from home most of the time.

I understand that there are concerns about noise from Green Hedges School, particularly from the playground during recess. From my experience working at home throughout the day, the noise has been unobtrusive and what I would consider typical for a residential area near a school. In fact, it is usually less noticeable than the noise generated by Madison High School during sporting events (such as football and baseball games) and other High School activities (e.g., marching band practices), or dogs barking in the neighborhood.

Having lived in this neighborhood for several years, I view this kind of ambient noise as part of living in a community with nearby schools. For these reasons, I believe Green Hedges School should be allowed to increase its student enrollment. In my view, a modest increase is unlikely to meaningfully change overall noise levels—much as small increases in attendance or activity do not significantly affect sound levels from Madison High School.

I appreciate the strong sense of community support for children and their activities and believe this energy is a positive feature of the area that contributes to its character.

Sincerely,

A handwritten signature in cursive script that reads "Rory Coffey". The ink is dark and the signature is fluid and legible.

**From:** [Alnoor Jamal](#)  
**To:** [West, Andrea](#); [DPZ](#); [Levy, David](#); [O'Brien, Kelly](#)  
**Subject:** Green Hedges  
**Date:** Friday, May 29, 2026 2:56:31 PM

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Good afternoon,

My name is Alnoor Jamal. I live at 385 Courthouse Road, SW, Vienna, and am a member of the Green Hedges School Board of Trustees. To fulfill my fiduciary responsibility to Green Hedges, I have closely followed the school's campus improvement plan and on-going relationships with its neighbors.

I am aware of the complaints made to the Zoning Administrator about Green Hedges, but I am also aware that the vast majority of those complaints are made by the two individuals residing at 434 Knoll St, NW and 221 Nutley St, NW. I have two primary concerns. My first concern is that Green Hedges adheres to its Conditional Use Permit and, when they are notified of possible violations, they work to rectify the situation as soon as administratively possible. My second concern is the number of false or misleading claims that have been made about Green Hedges.

The most recent example of a false complaint pertains to trash pickup that supposedly occurred on Sunday, May 3, at 7:36 a.m. After receiving complaints about trash pickup occurring outside of appropriate hours during the winter, which had not previously been a problem, Green Hedges first worked to remedy the situation with the trash hauler. When those efforts were unsuccessful, Green Hedges ended the contract effective on February 23, 2026, (after a 30-day cancellation period) and began working with a new company. Since that time, there were no complaints until May 3.

Typically, when a complaint to Zoning Enforcement is made by the neighbors, Interim Head of School Peter Barrett is copied on the email to Town Staff and elected officials, and quite possibly the Planning Commission and BZA members. On May 3, no email was received by Mr. Barrett or anyone else at the school. Once Mr. Barrett was made aware of the complaint via the Zoning and CUP Complaint Summary document, Green Hedges contacted the current company, RoadRunner Waste & Recycling. RoadRunner responded that trash was not picked up on May 3 because the hauler is closed on Saturdays and Sundays (see below). It is quite suspicious to me that just a short time before May's BZA hearing, a bogus trash violation claim was made.

Throughout the Zoning and CUP Complaint Summary, there are similar claims that are false or misleading, were not deemed zoning violations, or are clearly not in the purview of zoning enforcement. I also find it interesting that the list of zoning complaints commenced around the same time that the school began discussing its proposed campus updates.

I hope that members of the BZA will fully consider all the information available to them, as well as the sources and reliability of the information they receive.

Alnoor

[REDACTED]

----- Forwarded message -----

From: **Patrick Cullen from RoadRunner Recycling** <[REDACTED]>

Date: Thu, May 21, 2026 at 5:57 PM

Subject: Green Hedges School - 415 Windover Ave - Sunday Pickup Dispute 5/3

To: Tan Nguyen [REDACTED]

Good Afternoon,

I am following up here as we did speak to the hauler, and they also advised that they did not service the area on 5/3, as they are closed on Saturday and Sunday.

To be save, I have added notes to make sure that service never takes place on the weekend due to the noise ordinance. However, as stated earlier for 5/3, this was neither the trash or recycling driver from our end.

Best Regards,

**Patrick Cullen**

Service Operations Representative II

Email: [REDACTED]



**From:** [Penny Oszak](#)  
**To:** [Levy, David](#); [West, Andrea](#); [O'Brien, Kelly](#); [DPZ](#)  
**Cc:** [Elizabeth DiFrancisco](#)  
**Subject:** Green Hedges - CUP Application - BZA 5/20 Meeting  
**Date:** Friday, May 29, 2026 2:27:31 PM

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***CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.***

Dear Zoning Board Members,

Good Afternoon,

This is my fifth written submission regarding the Green Hedges Conditional Use Permit application.

In prior letters, I provided sample sound recordings, a history of the School's growth and its impacts on neighboring properties, and comments regarding the proposed CUP conditions and sound analysis. This letter is intended to address comments made during the Board's May 20 meeting.

After reviewing the hearing, I was struck by the fact that many speakers discussed the value of the School, its educational mission, and the benefits it provides to students and families. However, those comments did not address the central question before this Board: whether the proposed Conditional Use Permit satisfies the standards required for approval and whether the expansion can occur without adversely affecting the health, safety, and welfare of surrounding residents.

The testimony from neighboring property owners should weigh heavily in that determination. Nine of the ten abutting property owners who submitted written testimony, oral testimony, or both expressing opposition to the application based on direct impacts to their homes and quality of life. These are the residents most directly affected by the School's operations, and their concerns have been consistent throughout this process.

The Planning Commission ultimately recommended denial of the Conditional Use Permit based on concerns regarding:

- Noise impacts associated with outdoor activities;

- The effectiveness and enforceability of proposed mitigation measures;
- Increased enrollment and associated operational impacts;
- Compatibility with the surrounding residential neighborhood; and
- Long-term compliance with CUP conditions.

The Planning Commission concluded that the proposed mitigation measures did not adequately address the concerns raised by neighboring residents. I respectfully submit that the record before this Board supports the same conclusion.

A significant issue throughout this process has been the lack of measurable outcomes associated with the proposed noise mitigation. The Planning Commission repeatedly sought to understand what actual results would be achieved. What noise reduction will occur? How will success be measured? What standards will be used to determine whether the mitigation is working?

Those questions remain largely unanswered.

The School's consultant relied heavily on modeling and assumptions. Noise levels associated with the field and parking lot were not directly measured. Peak impacts were modeled rather than demonstrated through actual post-mitigation testing. As a result, there remains no clear evidence that the proposed measures will adequately mitigate the impacts experienced by neighboring residents.

I recognize that I live next to a school. However, the issue before the Board is not the existence of the School. The issue is the continual increase in the intensity of use over time and the resulting impacts on surrounding homes.

For decades, the School has sought and received approvals that increased enrollment, staffing, building area, parking, and operational activity. Yet neighbors continue to experience increasing impacts from noise, traffic, parking, and activity occurring immediately adjacent to residential properties.

It is also important to remember that when the Board asked what would

happen if this application were denied, the School stated that operations would continue under the existing approvals and conditions.

In other words, denial of this application would not prevent the School from operating. It would simply maintain the current approved level of intensity.

Equally important, the School indicated that many of the proposed mitigation measures would not occur absent approval of the expansion. That position effectively ties neighborhood protections to approval of additional intensity. In other words, many of the measures presented as mitigation for existing impacts would not be implemented unless the School receives permission to expand. Respectfully, neighborhood protections should not be conditioned upon approval of further expansion. If mitigation is necessary to address existing impacts, it should not depend on increasing the intensity of use.

The purpose of a Conditional Use Permit is to ensure that a proposed use is compatible with surrounding properties and that impacts to neighboring residents are adequately addressed. Based on the testimony of adjacent homeowners, the Planning Commission's recommendation, and the unresolved concerns that remain in the record, I do not believe that standard has been met.

I respectfully urge the Board to listen to the residents most directly affected by this proposal and reach the same conclusion as the Planning Commission: the application does not satisfy the requirements for approval of a Conditional Use Permit.

Thank you for your consideration.

Sincerely,

Penny Oszak

221 Nutley St NW

My name is Jessica Brandt and I live at 605 John Marshall Drive in the Town of Vienna. This letter is a follow-up to the sworn testimony I provided during the public hearing on May 20, 2026. I am submitting this letter to ensure the data I provided is part of the official written record.

I'd also like to note that though one of the letters was signed by Robert McCahill, President of Northeast Vienna Citizens' Association, a NEVCA membership resolution was not voted on by the membership.

Below is my verbal testimony:

I submitted written testimony but because of certain actions that were taken more recently, I feel compelled to testify tonight.

My testimony is related to the written public comments that have been submitted to you as well as to Town Staff. At the end of the day on Friday, May 15th, when the BZA package was published on the Town of Vienna website, there were 10 written letters that had been submitted. 5 of the letters were from Green Hedges parents or faculty members that all reside within the Town of Vienna. The other 5 letters were submitted by 4 abutting neighbors. Please note that one resident of 221 Nutley Street NW submitted two different letters. So, 5 Green Hedges letters and 4 abutting neighbor letters.

On Saturday morning, a resident of 434 Knoll Street NW posted a message on Facebook in the popular Town Facebook group known as Vienna Virtual Community Page. This Facebook group has over 5,400 members all residing in zip codes 22180, 22181, and 22182. The Facebook group is administered by a local FCPS school psychologist. The administrator has had to previously admonish the resident of 434 Knoll Street NW for disparaging posts she has made in the past about Green Hedges. The Facebook post to the 5,400 members of the group reads as follows:

Vienna friends, do **NOT** need to live in town! (Please note, this is in all bold and the word NOT is in all capital letters.)

“Favor needed. Will take about 5 minutes and you don't need to leave your house. PM me if you can help.”

And then a large graphic of an envelope.

Several people responded, including one that commented suggesting the neighbor provide more info. The resident of 434 Knoll Street NW replied, “Being nebulous on purpose. Those who messaged are appreciated!”

We have been made aware that people who commented then received an email from the resident of 434 Knoll Street NW and/or the resident of 221 Nutley St NW about Green Hedges CUP application and directing them to email the BZA and Town Staff. The resident of 434 Knoll Street NW and/or the resident of 221 Nutley St NW provided content that should be included in letters to the BZA. Since that Facebook post on Saturday, 22 more letters have been received. Those letters break down as follows:

4 letters from abutting neighbors, plus 2 more letters from the resident of 221 Nutley Street NW who had already submitted a letter plus 1 from her husband.

8 letters from various Town residents who don't live within the vicinity of the school. In fact, 6 of the 8 live 1 or more miles from campus. (How do we want to address this since that late letter by the Chicas who live by the school, but not bordering the school?)

5 letters from people who do not live within the Town limits.

1 person with no verifiable address. EDIT – We have been able to ascertain to this person is, though she doesn't use her full name on Facebook. She does not live within the Town of Vienna. (do you want to include this for Martha?)

1 person with a seemingly fake name and no signature.

All legitimate public comments should be considered. However, comments that are simply parroting talking points provided to them, especially by those who do not live anywhere close to a CUP application, should not be given any weight.

Thank you,

A handwritten signature in blue ink that reads "Jessica Edwards-Brandt". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jessica Edwards-Brandt

See below screenshot of Facebook post and Written Testimony Received analysis table



Comments



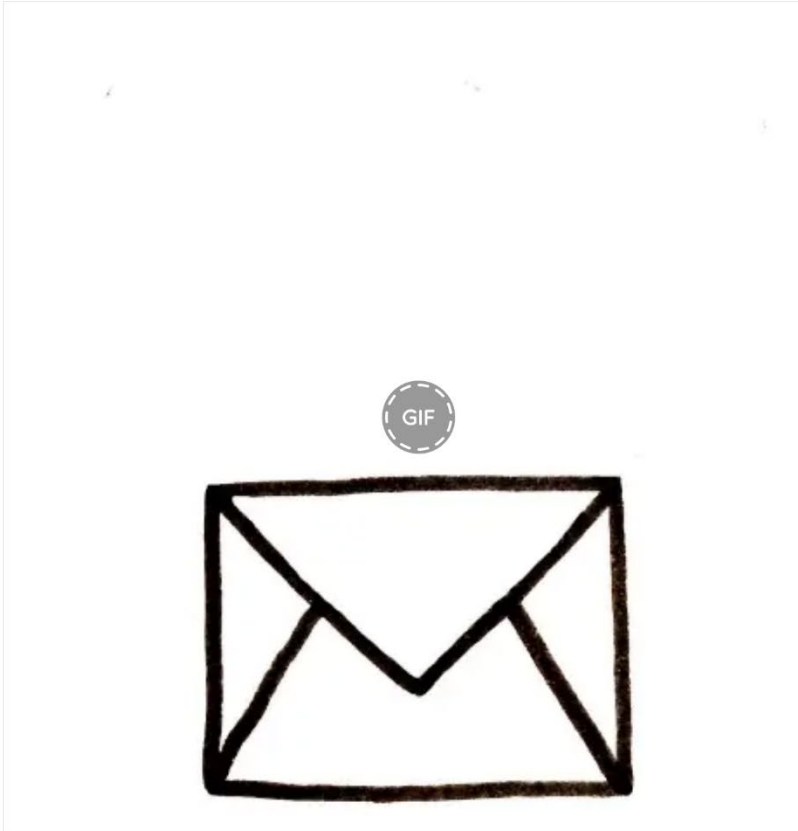
**Vienna Virtual Community Page** · Follow  
Elizabeth Liz Iacoponi DiFrancisco · 2d · All-star contributor

**Vienna Friends, do NOT need to live in town!**

Favor needed

Will take about 5 minutes and you don't need to leave your house

PM me if you can help.



GIPHY

4 9

All comments ▾



**Melanie-Joy Hayes Dorn** · 2d · All-star contributor  
You should provide some more information.

Reply



**Elizabeth Liz Iacoponi DiFrancisco** · 2d · Author  
**Melanie-Joy**, being nebulous on purpose. Those who have messaged are appreciated!

Reply 1



**Vienna Virtual Community Page**

Private group  
5,400 Members

[See Group](#)

## Written Testimony Received

Request to amend an existing Conditional Use Permit to increase the number of students from 190 to 210 and staff from 42 to 50 in accordance with Sec. 18-304, for the Green Hedges School, located at 415 Windover Ave NW, in the RS-12.5 Residential - Single-Unit, 12,500 sq. ft. zone.

Testimony Number	Name of Submitter	Address of Submitter	Date Submitted
1	Ashit Vora	122 Cherry Cir SW	5/11/26
2	Alicia McGuire	532 Walker St SW	5/11/26
3	Neil Potts	307 John Marshall Dr NE	5/14/26
4	Sherry Dart	331 Lewis St NW	
5	Jessica Edwards-Brandt	605 John Marsall Dr NE	5/12/26
6	Laura Lee	213 Nutley St NW	5/13/26
7	Penny Oszak	221 Nutley St NW	5/15/26
8	Penny Oszak	221 Nutley St NW	5/15/26
9	Liz DiFrancisco	434 Knoll St NW	5/15/26
10	Katherine and David Welch	412 Knoll St NW	5/15/26
11	Mary Ellen Larkins	317 Church St NE	5/16/26
12	Howard Uman	114 Wilmar Pl NW	5/16/26
13	Laura Bligh	226 Glen Avenue SW	5/16/26
14	Dawn Zimmerman	8226 Goldstream Ct	5/16/26
15	Ying Huang	424 Knoll St NW	5/16/26
16	Sheila Cunningham	410 Adahi Rd SE	5/16/26
17	Martha Ryan	No Address Provided	5/16/26
18	Barbara Hensel	2614 Babcock Road	5/16/26
19	Kathy Flood	2431 Cedar Ln	5/16/26
20	Sara Byrd Goldberg	428 Knoll ST NW	5/17/26
21	Felice Forrester	No Address Provided	5/17/26
22	Janet Weiner	2024 Spring Branch Dr	5/17/26
23	Maureen Halligan	8420 Black Stallion Pl	5/17/26
24	Bill and Melissa DuRoss	416 Knoll St NW	5/17/26
25	Jim and Alice Williamson	404 Meadow Ln SW	5/17/26
26	Kathy J Cutri	424 Blair Rd NW	5/17/26
27	David Oszak	221 Nutley St NW	5/17/26
28	Penny Oszak	221 Nutley St NW	5/17/26
29	Penny Oszak	221 Nutley St NW	5/18/26
30	Robert McCahill	429 Center St N	5/18/26

Green - Green Hedges Parent/Teacher

Pink - Abutting Neighbor

Yellow - Town Resident

Orange - Does Not Reside in Town

**From:** [Liz](#)  
**To:** [DPZ](#); [Levy, David](#); [West, Andrea](#); [O'Brien, Kelly](#)  
**Cc:** [Penny Oszak](#)  
**Subject:** Green Hedges June 17, 2026  
**Date:** Friday, May 29, 2026 2:21:00 PM

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Good Afternoon,

The Board indicated that written comments regarding the Green Hedges Conditional Use Permit application would remain open through May 29. After listening to the May 20 meeting, I would like to provide several additional comments for the record.

At its core, this application seeks to increase the intensity of use on an already constrained residential site. The School has stated that additional enrollment is necessary to support the proposed improvements. However, increased enrollment brings increased staffing, additional parking demand, greater building area, expanded operations, and increased activity on a site that is already struggling to coexist with the surrounding neighborhood.

The current proposal may be an improvement over earlier versions, but it does not change the fundamental reality that this property is constrained by its location, size, and proximity to neighboring homes. The question before the Board is not whether the School provides a valuable educational service. The question is whether this expansion can occur without adversely affecting the health, safety, and welfare of surrounding residents. The evidence demonstrates that those impacts already exist and will only increase if this application is approved.

One of the most concerning aspects of the proposal remains the potential use of the new gymnasium and multipurpose facilities for rentals and events. During the hearing, the School

referenced its current church rental arrangement. However, rental of a gymnasium or multipurpose facility is fundamentally different. Such facilities are capable of hosting large gatherings, athletic activities, practices, tournaments, meetings, and other events that generate additional traffic, parking demand, noise, and evening activity.

Permitting rentals until 9:00 p.m. on weekdays and throughout weekends would create a near-continuous stream of activity in the middle of a residential neighborhood. These activities are not necessary for the School's educational mission and are not comparable to normal school operations. They function as event-based uses that create impacts materially different from those associated with day-to-day educational activities.

For these reasons, gymnasium and multipurpose room rentals should not be permitted as part of any approval.

Similarly, any conditions governing events must be clearly defined and enforceable. Neighbors specifically requested limitations on the number, type, and duration of events because of longstanding concerns regarding traffic, parking, and noise.

The existing CUP included a condition that events would occur only "infrequently." When neighbors later sought enforcement, the Zoning Administrator determined that the condition was unenforceable because the term was never defined. That experience demonstrates why vague conditions do not protect either the neighborhood or the School. If the Board approves a CUP, event limitations, operating hours, and permitted activities should be specifically defined and enforceable. A list of "events" that occurred during the school year is listed below.

Noise remains one of the most significant unresolved issues.

I encourage the Board to review the sound recordings submitted by neighboring residents. These recordings are representative of what many adjacent homeowners experience on a regular basis and illustrate the persistent

nature of the impacts.

The School's own sound monitoring documented repeated noise events exceeding 60 dBA and frequent peaks above 80 dBA during school operations. While decibel levels provide one measure of impact, the more important consideration is the frequency, duration, and repetitive nature of these noise events and their effect on neighboring residents' ability to enjoy their homes and properties.

Importantly, the School's own consultant acknowledged that distance from the sound source provides the greatest benefit, with sound levels decreasing as separation increases. That conclusion supports larger setbacks and wider buffers, not reductions in buffering requirements.

The consultant also indicated that relocation of playground equipment would have little meaningful impact on noise levels. What would provide meaningful benefit is increased separation from neighboring homes, solid sound-mitigating barriers, and dense year-round vegetation designed specifically for sound attenuation.

The Planning Commission recommended sound-mitigating fencing and dense vegetation. Those recommendations should be fully implemented. In addition, sound mitigation should not be limited to the playgrounds. Recreational activities occur throughout the property, including adjacent to neighboring homes along multiple property lines.

The School has also stated that operational controls will prevent children from using buffer areas. If those controls are important to the effectiveness of the proposal, they should be incorporated as enforceable CUP conditions. Without enforceable conditions, future compliance depends entirely on voluntary implementation.

The Board also heard testimony regarding buffering and phasing. There remains considerable confusion regarding what improvements will occur in Phase 1, what improvements will be deferred to Phase 2, and when Phase 2 would occur.

All required buffers should be installed and fully compliant during Phase 1. Compliance should not be deferred to a future phase. Given the School's history of phased projects extending far beyond originally anticipated timelines, each phase should stand on its own and satisfy all applicable zoning requirements before additional enrollment or operational intensity is permitted.

I am also concerned by several representations made in the School's presentation materials. The "Improved Buffers" slide and related exhibits suggest conditions that do not accurately reflect existing conditions on the ground. Multiple neighboring properties do not currently have 15-foot buffers. Accurate existing conditions are essential because buffering directly affects noise attenuation, visual screening, and neighborhood compatibility. Zoning decisions should be based upon complete and accurate information.

Finally, I would ask the Board to carefully consider comparisons made to public schools and government facilities. Those comparisons are not appropriate. Green Hedges is a private institution seeking discretionary approval to intensify its use within a residential neighborhood. Public schools and government facilities serve different purposes, occupy substantially different sites, and are subject to different legal and policy considerations. In addition, schools such as Cunningham Park and Louise Archer are situated on significantly larger properties and are not surrounded on all sides by residential homes in the manner that Green Hedges is today.

The Board also expressed concern regarding letters submitted without addresses. Listed below is a list of the addresses associated with those submissions. The Board is free to weigh the evidence as it sees fit. However, it is noteworthy that nine of the ten abutting property owners provided written testimony, oral testimony, or both regarding the impacts they experience from this property. That level of participation is significant and reflects the extent of neighborhood concern.

In closing, the evidence before the Board demonstrates that this application will increase the intensity of use on an already constrained site while leaving unresolved concerns relating to noise, traffic, parking, buffering, and neighborhood compatibility. The testimony of adjacent property owners, the School's own studies, and the record developed over many months establish that these impacts are real and ongoing.

For these reasons, I respectfully request that the Board deny the Conditional Use Permit application.

Thank you for your consideration.

Elizabeth DiFrancisco

434 Knoll St NW

**Listed below is a typical list of events held at the School.** Any activity that is open to the public or occurs outside of the School's normal days/hours of operations of Monday – Friday, 8am to 6pm is considered an event and is impactful to the surrounding neighbors.

Back to School Playdates - Two Scheduled (4-5:30 pm)

Back-to-School Nights - Two Scheduled (5:30-8:45pm)

Middle School Dance - (7-8:30pm)

Middle School Fall Fest - (3:30-6pm)

Middle School Play - (7:00-8:00pm)

Winter Concert: Grades 3-8 (7-8pm)

Winter Concert: Montessori PK-Grade 2: (8:30-9:30am)

Winter / Spring Dance - (6-8:30PM)

Spring Concert: Montessori PK-Grade 2 (8-10am)

Spring Concert: Grades 3-8 (1:30-2:30pm)

Grade 3 Play - 2:15pm

Grade 4 Play - 7pm

Grade 5 Play - 7 pm

Dragon Fest- Saturday (11am - 2pm)

Dragon Dash - (9:30-11:30 am)

Grandparents' and Special Friends' Day- (8:00am- 12pm)

Field Day- June – (9:30am-3:30pm)

Ad Hoc Movies/Training/Games - (7-:830pm)

Winter, Spring, Fall Break Camps

Summer Camps

## **NAMES AND ADDRESSES OF LETTERS RECEIVED**

<b>No &amp; Name of Submitter</b>	<b>Address of Submitter</b>
1 Ashit Vora	122 Cherry Cir SW
2 Alicia McGuire	532 Walker St SW
3 Neil Potts	307 John Marshall Dr NE
4 Sherry Dart	331 Lewis St NW
5 Jessica Edwards-Brandt	605 John Marsall Dr NE
6 Laura Lee	213 Nutley St NW
7 Penny Oszak	221 Nutley St NW
8 Penny Oszak 221 Nutley St NW	221 Nutley St NW
9 Liz DiFrancisco	434 Knoll St NW
10 Katherine and David Welch	412 Knoll St NW
11 Mary Ellen Larkins	317 Church St NE
12 Howard Uman	114 Wilmar PI NW
13 Laura Bligh	226 Glen Avenue SW
14 Dawn Zimmerman No Address Provided	8226 Goldstream Ct
15 Ying Huang	424 Knoll St NW
16 Sheila Cunningham No Address Provided	410 Adahi Rd SE
17 Martha Ryan No Address Provided	2960 Vaden Dr.
18 Barbara Hensel	2614 Babcock Road

19 Kathy Flood No Address Provided	2431 Cedar Ln
20 Sara Byrd Goldberg	428 Knoll ST NW
21 Felice Forrester No Address Provided	
22 Janet Weiner No Address Provided	2024 Spring Branch Dr
23 Maureen Halligan No Address Provided	8420 Black Stallion Pl
24 Bill and Melissa DuRoss	416 Knoll St NW
25 Jim and Alice Williamson No Address Provided	404 Meadow LN SW
26 Kathy J Cutri	424 Blair Rd NW
27 David Oszak	221 Nutley St NW
28 Penny Oszak	221 Nutley St NW
29 Penny Oszak	221 Nutley St NW
30 Robert McCahill	429 Center St N
31 Luis & Maria Chica	210 Lewis St NW
32 Julie Turnbow & Curtis Turnbow	435 Windover Ave NW