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**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

STATEMENT OF REASONS IN SUPPORT OF AN APPLICATION TO RENEW A SPECIAL EXCEPTION FOR A CHILD DEVELOPMENT CENTER/ PRIVATE SCHOOL IN THE R-3 ZONE DISTRICT, PURSUANT TO 11 DCRM §§ 205 AND 206, AT 201 ALLISON STREET, N W (ROCK CREEK CHURCH ROAD AND WEBSTER STREET N.W., PARCEL 0111/0037)

On behalf of St. Paul's Episcopal Church (the "Applicant"), the owner of the property located at 201 Allison Street N.W. (the "Property"),¹ we are submitting this application for consideration by the Board of Zoning Adjustment (the "BZA" or "Board") to renew an existing Special Exception (Case Nos 18138 and 18138-A) for a private school and child development center (the "Application").

I. Prior Approvals

The existing Special Exception (Case Nos. 18138 and 18138-A), approved by the BZA on December 23, 2010, allows the Applicant's tenant, the Christian Family Montessori School ("CFMS" or the "School"), to operate a private school and child development center with up to 120 students and 18 faculty members at any given time (the "Prior Approval"). The Prior Approval had a term limit of five years and, thus, is scheduled to expire on December 23, 2015.

Since the date of approval four years ago, CFMS has successfully operated a private school and child development center at this location in accordance with the terms and conditions of Special Exception Nos. 18138 and 18138A. The Applicant is now seeking approval for a permanent Special Exception, to allow for the continuation of this existing use on the Property. CFMS is not seeking any changes to the operations, enrollment capacity or maximum number of employees.

¹ The approved Special Exception use is located within the St Paul's Center, which has a mailing address of 201 Allison Street. Although the Applicant has corrected the address in this application to accurately reflect the location of the approved use (because the Prior Approval listed 210 Allison Street NW as the address), the location of the approved use has not changed since the Prior Approval.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18138B
EXHIBIT NO. 1

Board of Zoning Adjustment
District of Columbia
88662001-18138B
EXHIBIT NO.1

II. Board's Jurisdiction

The original approval imposed a term limit of five (5) years from the date upon which the order became final (*see* Condition of Approval No. 1). There is no need for a self-certification of this Application. It is only this condition – Condition of Approval No. 1 – that has created the need for additional zoning relief, to allow the existing use on the Property to continue

The Board has jurisdiction to grant the relief requested pursuant to Section 3104.1 of the Zoning Regulations (11 DCMR § 3104.1).

III. Site Location and Characteristics

The Property is zoned R-3 and is comprised of approximately 86 acres of land, which includes the historic Rock Creek Church Cemetery. This Property is improved with several buildings, including St. Paul's Center, which is located in the southwestern portion of the Property.

The School is housed within the St. Paul's Center and is largely separated from the surrounding neighborhood by virtue of its location within the expansive 86 acre site. This location is uniquely situated for a private school and child development center, as it provides both a physical and visual buffer from the surrounding community. At the same time, the site's proximity to nearby residential areas allows CFMS to effectively serve families in the District.

IV. Existing Use

CFMS has operated a private Montessori school and child development center on the Property for the past four years. CFMS operates with a maximum enrollment of 120 students, ages two and one-half to 12 years old, and a total of approximately 18 staff members on-site at any given time. The hours of operation are from 8:00 AM until 6:00 PM, including before and after school care. Students generally arrive between 8:00 and 9:00 AM, and CFMS programs are designed to accommodate multiple departures throughout the day, reducing the number of departures from the Property in the evening peak period. The typical school day runs from 8:30 AM until 3:00 PM. There is an outdoor play area on-site, as well as two additional outdoor areas connected directly to the child-development classrooms in order to facilitate outdoor classroom activities. All three areas are enclosed by a fence.

At the time of the Prior Approval, CFMS was located at St. James Catholic Church in Mt. Rainier, Maryland. After receiving approval from the BZA, CFMS relocated to the Property and many of the families previously enrolled at CFMS' campus in Mt. Rainier relocated with CFMS. As such, in 2011, the student enrollment pulled heavily from neighborhoods just outside of the District, primarily from CFMS' previous location in Prince George's County. However, as anticipated at the time of approval, over the past four years as CFMS has become established in

the neighborhood, the number of student's enrolled from Wards 4 and 5 (i.e. the immediately surrounding neighborhoods) has increased. As enrollment demographics have shifted to draw more from families in the surrounding Wards than from more remote locations, vehicle trips associated with the Special Exception have assumed a more local character.

CFMS is not aware of any adverse impacts on the surrounding neighborhood as a result of its use of the Property. CFMS has worked diligently over the past four years to be a good neighbor and to ensure compliance with all conditions of approval. In addition, CFMS has implemented a Transportation Management Plan ("TMP") for the Special Exception, to lessen any traffic impacts resulting from the use. CFMS is not proposing any changes to the existing use or its efforts to implement the TMP that would impact or affect its existing relationship with the surrounding community.

V. Special Exception Criteria

Section 3104.1 permits the Board to grant a special exception where a proposed use will (1) *be in harmony with the general purpose and intent of the Zoning Regulations and Zone Maps*, and (2) *not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps*, subject to the specific conditions specified in the Zoning Regulations for each use. The specific criteria applicable to the approval of a special exception for the continuation of the existing private school and child development center on the Property are set forth in Sections 205 and 206 of the Zoning Regulations.

Pursuant to Section 205, a child development center is permitted in the R-3 Zoning District when the applicant demonstrates the following: (1) it is capable of meeting all applicable code and licensing requirements; (2) it is located and designed to create no objectionable traffic condition and no unsafe condition for picking up and dropping off persons in attendance; (3) sufficient off-street parking is provided to meet the reasonable needs of teachers, other employees, and visitors; (4) the center, including any outdoor play space provided, is located and designed so that there will be no objectionable impacts on adjacent or nearby properties due to noise, activity, visual, or other objectionable conditions; (5) any off-site play areas must be located so as not to result in endangerment to the individuals in attendance at the center in traveling between the play area and the center itself; (6) if there is more than one child development center in a square or within one thousand feet (1,000 ft) of another child development center, the Board must find that the cumulative effect of these facilities will not have an adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors.

Section 206 provides that a private schools is permitted in the R-3 Zoning District when the applicant demonstrates the following: (1) it is located so that it is not likely to become objectionable to adjoining and nearby properties because of noise, traffic, number of students, or otherwise objectionable conditions; and (2) ample parking space, but not less than that required

in Chapter 21 of the Zoning Regulations, shall be provided to accommodate the students, teachers, and visitors likely to come to the site by automobiles.

VI. Justification

In connection with the Prior Approval, the Board found that the school and child development center proposed at this location was in compliance with the general findings of Section 3104.1 and specific findings in Sections 205 and 206 of the Zoning Regulations. As previously mentioned, the Applicant is not seeking any changes to the operations, enrollment capacity or maximum number of employees. As such, the previous findings made by the Board remain unchanged and are applicable to the current Special Exception Application (see Exhibit A). The information contained in the original Statement of Reason and Pre-Hearing Statement, each of which were submitted in connection with the Prior Approval and are part of the administrative record, are attached as Exhibit B and incorporated herein.

Because the Applicant has complied with all conditions of approval and has operated at this location for the past four years without any adverse impacts on the surrounding neighborhood, the Applicant now requests approval of a permanent Special Exception to allow for the continuation of the existing use on the Property. A permanent special exception would eliminate the financial burden placed on the Applicant, a religious institution, and CFMS, a non-profit organization, of more frequent applications for renewal. Additionally, a permanent special exception would reduce the burden on the Board's resources of additional applications. The Applicant proposes to continue to comply with all prior conditions of approval, which have ensured the successful operation of the use at this location to date.

A. The Applicant Meets the Requirements for Special Exception Relief for a Child Development Center

A child development center is permitted in the R-3 zoning district, pursuant to Section 205.1, if the requirements of Section 3104 are met and subject to the following provisions:

- 1 The child development center shall be capable of meeting all applicable code and licensing requirements (Section 205.2)*

CFMS has been in operation in the District of Columbia since 2011. Since opening its doors in the District of Columbia in 2011, CFMS has complied with all licensing requirements of the Office of the State Superintendent of Education.

2. *The child development center shall be located and designed to create no objectionable traffic condition and no unsafe condition for picking up and dropping off children (Section 205.3).*

As a condition of approval, the entrance to the Property is restricted to Webster Street and egress from the Property is limited to Allison Street.² CFMS has taken adequate measures to ensure that all families are educated about and aware of the approved on-site circulation pattern through the dissemination of information on its listserv, in parent and staff handbooks, and during new-family orientation. CFMS staff also enforces compliance through monitoring of the parking lot periodically throughout the year, during both drop-off and dismissal. Additionally, the Allison Street Gate has recently been converted into an automatic egress-only gate, to further ensure compliance with the approved on-site circulation pattern.

The Property's size and institutional character also provides natural mitigation for many of the potential impacts associated with the Special Exception, and CFMS has worked diligently to ensure that there are no adverse impacts on the surrounding neighborhood. All parking and pick-up / drop-off of students is accommodated on-site, within the boundaries of the Property. The internal circulation network ensures that no traffic congestion occurs on the surrounding public streets. Additionally, as detailed in the attached memorandum to the District Department of Transportation, dated April 3, 2015, CFMS has worked to maintain awareness of any potential traffic impacts through diligent monitoring and compliance with the TMP, which was submitted as part of the application for the Prior Approval.

3. *The child development center shall provide sufficient off-street parking spaces to meet the reasonable needs of teachers, other employees and visitors (Section 205.4).*

There is sufficient off-street parking on the Property for the existing use. There are a total of 59 parking spaces on the Property available for users of the St. Paul's Center, including 20 spaces that are reserved exclusively for use by CFMS. Section 2101.1 of the Zoning Ordinance requires a minimum of one (1) space per every four (4) teachers and staff, for child development centers in a residential zone. As such, a total of five (5) spaces are required for the child development center on the Property.

4. *The child development center, including any outdoor play space provided, shall be located and designed so that there will be no objectionable impacts on adjacent or nearby properties due to noise, activity, visual or other objectionable conditions (Section 205.5)*

The outdoor play areas are each enclosed by fences to provide safety to students and additional screening to the surrounding neighborhood. As a result of its location and the inherent characteristics of the Property, there is both a physical and visual buffer between the child

² See Condition of Approval #5, as modified by the Board's Order for Case No. 18138-A.

development center and the surrounding neighborhood. The outdoor play area is located more than 170 yards away from any residential property. As such, the child development center does not have any objectionable impacts on the nearby properties.

- 5 The Board may require special treatment in the way of design, screening of buildings, planting and parking areas, signs, or other requirements as it shall deem necessary to protect adjacent and nearby properties (Section 205.6)*

As discussed above, CFMS has taken adequate measures to ensure compliance with the on-site circulation pattern. CFMS is not aware of any adverse impact on the surrounding neighborhood. As such, no additional special treatment is necessary to protect the adjacent and nearby residential properties.

- 6 Any off-site play area shall be located so as not to result in endangerment to the individuals in attendance at the Center in traveling between the play area and the Center itself (Section 205.7).*

There are no off-site play areas associated with the existing use.

- 7 The Board may approve more than one (1) child development center in a square or within one thousand feet (1,000ft) of another child development center only when the Board finds that the cumulative effect of these facilities will not have an adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors (Section 205.8).*

At the time of the original approval, there were no other child development centers located within the same square or one thousand feet of the proposed use. To the Applicant's knowledge, no other licensed child development centers have since been approved by the Board within one thousand feet of the existing use. Regardless, as demonstrated over the past four years, the child development center does not have any adverse impacts on the surrounding neighborhood due to traffic, noise, operations or other similar factors.

B. The Applicant Meets the Requirements for Special Exception Relief for a Private School

A private school is permitted in the R-3 zoning district, pursuant to Section 206.1, if the requirements of Section 3104 are met and subject to the following provisions:

- 1 A private school shall be located so that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions (Section 206.2).*

As discussed above, the school's location is both physically and visually separated from the surrounding neighborhood. The expansive nature of the Property is sufficient to accommodate all internal circulation, parking and queuing on-site. The School does not have

any adverse impacts on the surrounding neighborhood due to traffic, noise, operations or other similar factors.

2. *Ample parking space, but not less than that required in chapter 21 of Title 11, shall be provided to accommodate the students, teachers, and visitors likely to come to the site by automobile (Section 205.3).*

All parking is accommodated on-site. Section 2101.1 requires a minimum of two (2) parking spaces for every three (3) teachers and staff members. As such, a total of 12 parking spaces are required for the existing private school use. As discussed above, a total of 59 parking spaces are provided for users of the Property, of which 20 spaces are reserved for the exclusive use by CFMS Staff and families. And, in the event that the parking area provided for the St. Paul's Center is insufficient to accommodate the parking demand during special events, there is additional parking along the internal road network on the Property. Parking along the internal road network is discouraged and primarily only used during such special events.

C. The Continuation of the Existing School and Child Development Center is in Harmony with the General Purpose and Intent of the Zoning Regulations.

The requested special exception relief for a private school can be granted by the Board without impairing the general purpose and intent of the Zoning Regulations. The continuation of the school and child development center on the Property will not adversely affect neighboring properties. As discussed above in Sections V.A.1 and V.A.2, the child development center and private school satisfy the standards in the Zoning Regulations. Therefore, the continuation of the private school and child development center on the Property is consistent with the general purpose and intent of the Zoning Regulations.

VII. Conclusion

As this Statement illustrates, the School does not have any adverse impacts on the surrounding neighborhood. CFMS has worked diligently to ensure compliance with all terms and conditions of the Special Exception and will continue to monitor and enforce compliance with these conditions in the future. In light of CFMS' history at this location and its intention to continue its operations in accordance with the existing Special Exception approval, which has been adequate and sufficient to ensure that CFMS can operate successfully and that no adverse impacts result from the use, the Applicant hereby requests that the Board grant a permanent special exception. The special exception will allow for the continuation of the private school and child development center on the Property. CFMS looks forward to continuing to be a part of and to serve the neighborhood in the coming years, and appreciates your consideration of this matter.

In support of this application, we are submitting the following items in addition to this Statement:

- Exhibit A Board of Zoning Adjustment, Order Nos. 18138 and 18138-A
- Exhibit B Applicant's Burden of Proof Statement and Pre-Hearing Statement for
Case No. 18138
- Exhibit C Owner's Authorization Letter
- Exhibit D Excerpt of Zoning Map
- Exhibit E Surveyor's Plat
- Exhibit F List of Property Owners within 200 Feet of the Property

VIII. Filing Fee

We will arrange for delivery of a check in the amount of \$3,960.00 as payment in full of all application fees associated with this Special Exception Renewal

Respectfully submitted,

Lerch, Early & Brewer, Chtd.

By: *Christopher M. Ruhlen*
Christopher M. Ruhlen, Esq.
Attorney for CFMS

By: *Elizabeth C. Geare*
Elizabeth C. Geare
Attorney for CFMS

EXHIBIT "A"

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



Application No. 18138 of St. Paul's Episcopal Church, pursuant to 11 DCMR § 3104.1, for special exceptions to allow a private school and a child development center (120 students, ages 2.5 through 12 years, and 18 regular staff members) under sections 205 and 206, in the R-3 District at premises 210 Allison Street, NW No new construction is proposed. (Parcel 0111/0037).

HEARING DATE: November 30, 2010
DECISION DATE: December 14, 2010

SUMMARY ORDER

SELF CERTIFIED

The zoning relief requested in this case was self-certified, pursuant to 11 DCMR § 3113.2 (Exhibit 4).

The Board of Zoning Adjustment ("Board") provided proper and timely notice of the public hearing on this application by publication in the *D.C. Register* and by mail to Advisory Neighborhood Commission ("ANC") 4D and to owners of property within 200 feet of the site. The site of this application is located within the jurisdiction of ANC 4D, which is automatically a party to this application.

ANC 4D did not file a letter or resolution. The Applicant's prehearing statement indicated that ANC 4D cancelled its meeting on September 21, 2010, when it did not have a quorum. (Exhibit 28, Tab A.) After the hearing on November 30, 2010, the Board left the record open for a report from the adjoining ANC, ANC 4C. ANC 4C filed a report, dated December 7, 2010, in support of the Applicant's application. ANC 4C's letter indicated that at a duly noticed, public meeting on September 14, 2010, with a quorum present, that ANC voted to approve the project. (Exhibit 37.)

The Office of Planning ("OP") submitted a timely report recommending approval of the application. (Exhibit 30.) The Office of State Superintendent of Education recommended that

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the application be approved and indicated that all licensing requirements had been met. (Exhibit 26.) The District Department of Transportation ("DDOT") submitted a letter, dated November 23, 2010, with comments and proposed recommendations to reduce vehicle travel. For instance, DDOT suggested that the Applicant consider moving its entrance to Rock Creek Church Road, instead of Webster Street. (Exhibit 32.) Also, DDOT's representative testified at the hearing.¹ Letters of support were received from Oona Waxenfelter, who is a staff member at the Applicant's school, resides in the area, and will have a child attending the Applicant's school; and Suzanne Welch, who owns 124, 126, 128, and 130 Webster Street, N.W., and is a representative for THC Affordable Housing, Inc. (Exhibits 33 and 31.)

A letter of opposition and a request for party status was submitted from Marian Williams, who owns property on Allison Street. (Exhibit 27.) Her request for party status was denied as she was not present at the public hearing of November 30, 2010.

As directed by 11 DCMR § 3119.2, the Board has required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case pursuant to § 3104.1, for special exceptions under §§ 205 and 206. No parties appeared at the public hearing in opposition to this application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board and having given great weight to the OP report, the Board concludes that the Applicant has met the burden of proof, pursuant to 11 DCMR §§ 3104.1, 205, and 206, that the requested relief can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map.

Pursuant to 11 DCMR § 3100.5, the Board has determined to waive the requirement of 11 DCMR § 3125.3, that the order of the Board be accompanied by findings of fact and conclusions of law. It is therefore **ORDERED** that this application be **GRANTED WITH THE FOLLOWING CONDITIONS**:

1. This approval shall be for a term of **FIVE (5) YEARS**, beginning on the date upon which the order became final.
2. Enrollment shall be limited to 120 children, ages two and one-half to 12 years old.
3. The Applicant's staff shall be limited to 18 persons.
4. The hours of operation shall be 8:00 a.m. to 6:00 p.m.

¹ The Board noted that DDOT's representative appeared to be satisfied with how the Applicant's traffic consultant plans for traffic flow were adjusted in light of DDOT's comments.

5. Access to the Applicant's entrance shall be on Rock Creek Church Road and access to the exit from the property shall be at Allison Street.

VOTE: 4-0-1 (Meridith H. Moldenhauer, Jeffrey L. Hinkle, Nicole C. Sorg (by absentee ballot), Greg M. Selfridge (by absentee ballot) to APPROVE. No other Board members (vacant) participating, or voting.)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT
The majority of the Board members approved the issuance of this order.

ATTESTED BY: 
JAMISON L. WEINBAUM
Director, Office of Zoning

FINAL DATE OF ORDER: DEC 23 2010

PURSUANT TO 11 DCMR § 3125.9, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO § 3125.6.

PURSUANT TO 11 DCMR 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN SIX MONTHS AFTER IT BECOMES EFFECTIVE UNLESS THE USE APPROVED IN THIS ORDER IS ESTABLISHED WITHIN SUCH SIX-MONTH PERIOD.

PURSUANT TO 11 DCMR § 3205, FAILURE TO ABIDE BY THE CONDITIONS IN THIS ORDER, IN WHOLE OR IN PART, SHALL BE GROUNDS FOR THE REVOCATION OF ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER.

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ. (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, STATUS AS A VICTIM OF AN INTRAFAMILY OFFENSE, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS ALSO PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS ALSO PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



BZA APPLICATION NO. 18138

As Director of the Office of Zoning, I hereby certify and attest that on December 23, 2010, a copy of the order entered on that date in this matter was mailed first class, postage prepaid or delivered via inter-agency mail, to each party and public agency who appeared and participated in the public hearing concerning the matter, and who is listed below:

Kinley Bray, Esq.
Arent Fox, LLP
1050 Connecticut Avenue, N.W.
Washington, D.C. 20036

Chairperson
Advisory Neighborhood Commission 4D
143 Kennedy Street, N.W.
Washington, D.C. 20011

Single Member District Commissioner 4D05
Advisory Neighborhood Commission 4D
P.O. Box 6152
Washington, D.C. 20044

ANC 4C
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Muriel Bowser, Councilmember
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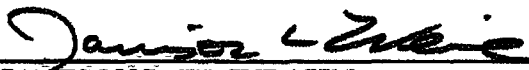
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PAGE NO. 2

ATTESTED BY:


JAMISON L. WEINBAUM
Director, Office of Zoning

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment

★ ★ ★
[REDACTED]
[REDACTED]

Order No. 18138-A Motion for Reconsideration of Order No. 18138 of St. Paul's Episcopal Church, pursuant to § 3126 of the Zoning Regulations. The original application was pursuant to 11 DCMR § 3104.1, for special exceptions to allow a private school and a child development center (120 students, ages 2.5 through 12 years, and 18 regular staff members) under sections 205 and 206, in the R-3 District at premises 210 Allison Street, N.W. No new construction is proposed. (Parcel 0111/0037).

HEARING DATE: November 30, 2010

DECISION DATE: December 14, 2010

DATE OF

RECONSIDERATION: February 1, 2011

ORDER PARTIALLY GRANTING AND PARTIALLY DENYING
RECONSIDERATION

BACKGROUND

This application was filed on August 6, 2010 by St. Paul's Episcopal Church, Rock Creek Parish, ("Applicant"), the owner of the property that is the subject of the application ("subject property"). The application requested two special exceptions, one pursuant to 11 DCMR § 205, to permit a child development center ("CDC"), and one pursuant to § 206, to permit a private school, both to be operated within the existing buildings on the subject property. The Board of Zoning Adjustment (the "Board") heard the application on November 30, 2010, and decided, by a vote of 4-0-1, to grant the application at its decision meeting on December 14, 2010.

The Board imposed five conditions on the grant of the special exceptions, two of which are the subject of a motion for reconsideration timely filed by the Applicant on January 3, 2011 ("motion"). (Exhibit 40.) The first condition was a term of five years on both special exception uses, and the fifth condition – the other one for which reconsideration was requested – states that the entrance to be used by the two special exception uses shall be on Rock Creek Church Road, and the exit shall be on Allison Street.

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18138-A

EXHIBIT NO. 43

THE MERITS

Partial Grant of Reconsideration

The Applicant points out in its motion that the fifth condition is technically incorrect. It was proffered by the Applicant, and agreed to by the Board, that the Applicant's entrance would be on Webster Street, not on Rock Creek Church Road. The Board grants the motion for reconsideration with regard to the change requested for this condition, and a proper condition is set forth at the end of this order.

Partial Denial of Reconsideration

The motion makes two arguments against the condition imposing a term of five years on the special exception approvals. The motion argues that the Board did not have the authority to impose the term because there was no evidence of potential adverse impacts in the record to support the imposition of a term. The motion also argues that the term will impose a significant financial burden on the Applicant, and, because the imposition of a term was not addressed during the hearing, the Applicant did not have the opportunity to demonstrate to the Board the existence and effect of this financial burden.

The Board disagrees with the Applicant and finds that issues arose during the proceedings on the application concerning potential adverse impacts. For example, Allison Street is a residential street which dead-ends at the subject property. It is the only means of egress that the new private school and CDC will be using. Although the Board was satisfied that these circumstances would not tend to affect adversely the use of neighboring property, that is only a prediction. Similarly, the report filed by the District Department of Transportation ("DDOT") stated that DDOT had significant concerns regarding the use of the Webster Street entrance to the subject property. Although the DDOT representative ultimately testified that its concerns did not rise to the level at which it would recommend against the special exception, the Board was not required to simply hope for the best.

Instead, the Board felt the need to impose a condition that would allow it to see whether its prediction of no adverse impact withstood the test of time. The five-year term represented a balance between the Applicant's understandable desire for stability and the Board's intent that it retains the ability to mitigate harm resulting from any faulty prediction of no adverse impacts.

Moreover, even had there been no evidence of potential adverse impacts in the record, a term would be appropriate here, where not one, but two new uses will be begun simultaneously. It is the Board's duty to see to it that every special exception granted meets the twin objectives of 11 DCMR § 3104 – harmony with the purpose and intent of the Zoning Regulations and Maps and no tendency to adversely affect neighboring property. These objectives apply prospectively and they apply irrespective of whether there is evidence of adverse impacts in the record. One way to try to ensure that these two goals are met, particularly with new uses, is to impose a time

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limitation. Therefore, imposition of a time limitation to try to ensure no adverse impacts on neighboring property in the future may be based on the need to meet the general mandates of § 3104.

Because every special exception granted by the Board, particularly a first-time use, contains an element of uncertainty, the purpose of a term limit is not to mitigate adverse impacts, but to allow the Board to re-assess its approval and the circumstances surrounding it at some point in the future, when those circumstances, or the use itself, may have changed. A term limit provides an antidote to the inherent uncertainty in granting a first-time special exception. *See, e.g., Woodbury v. Zoning Board of Review of City of Warwick*, 82 A 2d 164, 167 (R.I. 1951). (A two-year term imposed, at the end of which, "the board would be in a position, according to the facts then appearing, either to renew the exception if requested, or to permit the property to again be used as a tourist home"). Or, as succinctly stated by a New York court, in the context of a term limitation on a variance, the reason for such a limitation:

is to insure that in the event conditions have changed at the expiration of the period prescribed the board will have the opportunity to reappraise the proposal by the applicant in the light of the then existing facts and circumstances.

In re Goodwin, Sup. Ct. N.Y., N.Y.L.J., July 5, 1962, as quoted in 3 A. Rathkopf, *The Law of Zoning and Planning* § 38.06[2] (4th ed. 1979). *Accord Monaco v. D.C. Bd. of Zoning Adjustment*, 407 A.2d 1091, 1097-1098 (D.C. 1979).

Without a foreknowledge of the future, a term limit allows the Board to "hedge its bets" that its prediction of no adverse impacts, or that predictable adverse impacts can be mitigated, will prove correct. As aptly expressed by a New Jersey court when ruling on the validity of a five-year term on a special use permit for a new use, the term "would provide an escape-hatch if the board concluded that continuance of the [use] thereafter was not consistent with the public good." *Houdaille Construction Materials, Inc. v. Bd. of Adjustment of Tewksbury Township*, 223 A.2d 210 (N.J. Super. App.Div. 1966).

The Applicant also argues in its motion that the term limit imposes a significant financial burden on it, which it had no opportunity to address before the Board. The financial burden is claimed to arise due to the costs associated with returning to the Board in five years to renew the special exceptions. The motion states that, in addition to the fee imposed by the Office of Zoning, the Applicant will again have to pay attorney's fees and engage its traffic expert to prepare an updated traffic analysis and report, the latter of which will cost an estimated \$7,500 to \$10,000. (Exhibit 40, at 3.)

The Board is aware that the Applicant and its lessee, which will operate the two new uses, are non-profit organizations with, perhaps, limited means, but they are no more financially affected by the five-year term than any other similar entity would be. Accepting the Applicant's

BZA APPLICATION NO. 18138-A
PAGE NO. 4

argument would amount to the Board accepting a *de facto* prohibition of term limits. The Board must balance the effect on the Applicant with the potential for adverse effects on the neighborhood due to two new, vehicle-intensive uses. *Glenbrook Road Ass'n. v. D.C. Bd. of Zoning Adjustment*, 605 A.2d 22, 25 (D.C. 1992). (With special exceptions, the Board must "determine whether a reasonable accommodation has been made between the [use] and the neighbors.") After carrying out this balancing test, the Board saw fit to grant the special exceptions, thereby determining that they will not "tend to affect adversely the use of neighboring property," per § 3104, but added the "safety valve" of a five-year term. The Board has now also considered the Applicant's arguments on reconsideration, and again concludes that the five-year term is appropriate and must be retained.

Great Weight

The Board is required to give "great weight" to issues and concerns raised by the affected Advisory Neighborhood Commission ("ANC") and to the recommendations made by the Office of Planning ("OP"). D.C. Official Code §§ 1-309.10(f) and 6-623.04 (2001). Great weight means acknowledgement of the issues and concerns of these two entities and an explanation of why the Board did or did not find their views persuasive.

OP was in favor of granting Application No. 18138, but did not participate in the reconsideration process. Its views were given great weight by the Board as to the original grant of the application, but as it had no input into the reconsideration process, there is nothing more to which the Board can accord great weight.

ANC 4D is the ANC within which the subject property is located. ANC 4D was properly notified of the filing of this application (Exhibit 15) and was also properly notified of the date of the hearing on the application (Exhibit 22), but did not file a report with the Board. The Applicant served ANC 4D with its Motion for Reconsideration (Exhibit 40), but the ANC did not participate on the proceedings on reconsideration; therefore, there is nothing to which the Board can accord great weight.

CONCLUSION

That part of the Applicant's motion for reconsideration requesting an elimination of, or change to, the five-year term limit is **DENIED**. That part of the motion requesting that Condition No. 5 be changed to reflect that the entrance to be used to gain access to the two new special exception uses will be on Webster Street is **GRANTED, AND CONDITION NO. 5 IS CHANGED TO READ AS FOLLOWS:**

5. Access to the entrance of the subject property for the purposes of the private school and child development center shall be on Webster Street and access to the exit from the subject property for these purposes shall be at Allison Street.

BZA APPLICATION NO. 18138-A
PAGE NO. 5

VOTE: **3-0-2** (Meridith H. Moldenhauer, Nicole C. Sorg, and Gregory M. Selfridge by absentee vote, to Partially Deny and Partially Grant; Jeffrey L. Hinkle not participating; No other Board member (vacant) participating)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT
A majority of the Board members approved the issuance of this Order.

ATTESTED BY: 
JAMISON L. WEINBAUM
Director, Office of Zoning

FINAL DATE OF ORDER: **MAY 05 2011**

PURSUANT TO 11 DCMR § 3125.9, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO § 3125.6.

EXHIBIT "B"

Case #
18138

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

NO. 1015E OF ZONING
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STATEMENT OF REASONS IN SUPPORT OF AN APPLICATION TO GRANT A SPECIAL EXCEPTION FOR A
CHILD DEVELOPMENT CENTER/PRIVATE SCHOOL IN THE R-3 ZONE DISTRICT, PURSUANT TO
11 DCMR §§ 205 AND 206, AT 210 ALLISON STREET, N.W., (ROCK CREEK CHURCH RD. AND
WEBSTER ST N.W ,PARCEL 0111/0037)

This Statement of Reasons is submitted on behalf of the applicant, St. Paul's Episcopal Church, a District of Columbia non-profit corporation (the "Applicant" or "St. Paul's"), the owner of the subject property (the "Property"). The Applicant is requesting a special exception for a private school and child development center (the "School") for approximately 120 students, ages 2.5 through 12 years, and approximately 18 staff¹. No new construction is proposed.

THE PROPERTY AND THE SURROUNDING NEIGHBORHOOD

Property Description. The Property is located between North Capitol Street and New Hampshire Avenue, N.W., to the north of Webster Street, N.W. and Rock Creek Church Road N.W. It is zoned R-3 and contains approximately 86 acres of land area. The Property includes the historic Rock Creek Cemetery and is improved with several buildings, including St. Paul's Center (the "Center"), which will house the School. The Center includes church and cemetery administrative offices, a dining room, a fully equipped commercial kitchen, a large auditorium suitable for concerts and other performances, and a large open space that has been used for receptions and dinners.

Current Property Use. The Property is the site of St. Paul's Rock Creek Episcopal Parish, which was founded in 1712 during the reign of Queen Anne. One hundred acres, including the present site of the church building, was pledged to St. Paul's in 1719 and a structure was completed in the several years that followed. Major rebuilding and remodeling

¹ It is anticipated that as many as 25 people may be employed by the School, but no more than 18 will be on campus at any given time.

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18138

EXHIBIT NO. 3

occurred in 1775, 1810, 1868, 1922 and, most recently, in 2004 when the Center was renovated.

The Surrounding Neighborhood. The Property comprises more than 86 acres in upper Northwest Washington and lies between New Hampshire Avenue and North Capitol Street, north of Webster Street and south of Gallatin Street, near the Petworth and Fort Totten neighborhoods. The land is zoned R-3, and is classified as "Parks, Recreation and Open Space" on the Comprehensive Plan Future Land Use Map. The area is defined by large open spaces, such as the Armed Forces Retirement Home, which is just south and southeast of the Property, and garden-style apartments and row dwellings in low-density residential neighborhoods to the east and west.

Zoning. The Property is classified within the R-3 Zone District, with patches of R-5-A and other higher-density residential areas close by. The Armed Forces Retirement Home is unfenced, federally-owned property.

PROPOSED USE OF THE PROPERTY

St. Paul's proposes to use portions of the Center as a child development center and a private Montessori school, with a maximum enrollment of 120 students and a total of approximately 18 regular staff members. The School will be operated by Christian Family Montessori School ("CFMS"), which currently operates a Montessori school (for children ages two-and-a-half to 12 years) in Mount Rainier, Maryland. CFMS will formally be a tenant of St. Paul's at the Center, but St. Paul's will take an active role in ensuring the success of the School. Hours of operation will be from 8:00 a.m. to 6:00 p.m. The regular school day will run from 8:30 am until 3:00 pm, with before-care starting at 8:00 am and after-care available until 6:00 pm. No new construction is proposed, as the existing Center building will be internally retrofitted to accommodate the classrooms needed by CFMS' use.

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SPECIAL EXCEPTION CRITERIA

The Board is authorized to grant a special exception where it finds:

- (1) The proposed use is in harmony with the general purpose and intent of the Zoning Regulations and Zone Maps; and
- (2) The proposed use is not likely to adversely affect the use of neighboring property,

subject to the specific conditions specified in the Zoning Regulations for the particular special exception use. 11 DCMR § 3104.1. The BZA's discretion in reviewing an application for a special exception is limited to a determination of whether the applicant has complied with requirements enumerated in the specific section of the Zoning Regulations pursuant to which the applicant is seeking the special exception. If the applicant meets this burden, the Board ordinarily must grant the application. *First Baptist Church of Washington v District of Columbia Board of Zoning Adjustment*, 432 A.2d 695, 698 (D.C. 1981); *Stewart v. District of Columbia Board of Zoning Adjustment*, 305 A.2d 516, 518 (D.C. 1973).

The Proposed Use is in Harmony with the General Purpose and Intent of the Zoning Regulations and Zone Maps. The Property is located in an area which is characterized predominantly by single-family homes and open space. The use of the Property for a school is consistent with the institutional nature of a church property; in fact, St. Paul's established one of the District of Columbia's first parochial schools on this Property in 1775. Child development centers and private schools, as uses permitted by special exception, have been pre-determined as compatible with the uses in the R-3 zone so long as the special exception criteria can be met. We

schools can and will be

The Proposed Use is Not Likely to Adversely Impact Neighboring Property. St. Paul's has had a long history of being a welcoming and considerate neighbor and plans to continue this track record with the relocation of CFMS to the Center. Likewise, CFMS prides itself on creating a welcoming environment where parents, children, and staff work together to provide an affordable Montessori school for the community. For the past 30 years, CFMS has done just that in the Mount Rainier neighborhood and hopes that its relocation to the Center will create new opportunities to better serve its current and future students. As described further herein, the existing use and the proposed expansion pose no threat to neighboring property, particularly because the Center is removed from most residential development in the area and situated on an 86 acre enclave.

Because the proposed use encompasses both a child development center use (for ages 2.5 through 5 years, as well as before- and after-care for all students) and a private school (for ages 5-12), we analyze the use against the special exception criteria for both uses under 11 DCMR §§ 205 (child development center) and 206 (private school).

The Center shall be capable of meeting all applicable code and licensing requirements (205.2). CFMS has been in operation and continually in compliance with all Maryland State licensing requirements since it opened in 1981. CFMS will meet all licensing requirements of the Office of State Superintendent of Education, including maximum class sizes by age and minimum teacher-student ratios as required for each age group.

The Center shall be located and designed to create no objectionable traffic condition and no unsafe condition for picking up and dropping off children (205.3).

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All parking for the Center is off-street parking and located within the boundaries of the Property. A total of 59 spaces are available for all Center users, including staff of the Center and parents needing to come inside the center, 20 of these spaces will be reserved for CFMS. During the regular operating hours of the Center, there is rarely a time when all of the parking spaces at the Center lot are full, however, additional off-street parking is available throughout the internal road network on the Property.

The Center is served by a variety of feeder streets: Allison Street and Webster Street from the south, and New Hampshire and Rock Creek Church Road from the North. As demonstrated by the Traffic Study, attached as Exhibit I, the surrounding road network is operating at acceptable levels of service. No traffic congestion is anticipated, as student drop-off and pick up will take place entirely within the boundaries of the Property and immediately adjacent to the Center entrance. This wholly-internal parking and drop-off not only provides a safe point of entry for the children, the parking area, drive aisles and circular drive area provide ample space for queuing of vehicles on site, ensuring that there is no traffic congestion on the public streets around the Property. Moreover, CFMS' operation calls for staggered arrival and departure times, spreading out the traffic volumes over the course of several hours, most, if not all, of which fall outside of the peak hour for traffic volumes on the surrounding road network. Additionally, CFMS's current enrollment includes a significant number of siblings (25 families with multiple children), and many families carpool to and from school as well.

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The center shall provide sufficient off-street parking spaces to meet the reasonable needs of teachers, other employees, and visitors (205.4). The Property contains 59 off-street parking spaces, 20 of which are adjacent to the Center and will be reserved for CFMS use. The Zoning Regulations require 1 parking space for every four teachers or other employees. 11 DCMR § 2101.1. For purposes of calculating the required parking, the school has assumed, in accordance with 11 DCMR § 2118, that the maximum number of CFMS employees on the premises at any given time will be 18, requiring 5 parking spaces. The Center has always had ample parking to accommodate all of the needs of St. Paul's, and even with the addition of the CFMA staff and parents that may need to park at the Center, there is no need for staff or parents to park on the public streets around the Property—all parking will continue to be accommodated on site.

There are several special events throughout the school year that may result in heavier use of the parking area at the Center. Some examples of these events where most families² will be attending are: two student performances in the spring (Friday evenings); two school picnics, one at the beginning and one at the end of the year (weekday evenings); a silent auction in the early spring (Saturday evening); and graduation in mid-June (weeknight). If the Center's parking area is inadequate to contain all of the vehicles for these events, there is adequate on-road parking within the Property, which is considered off-street parking and can, if necessary, accommodate hundreds of vehicles.

² There are currently 69 families attending CFMS.

The Center, including any outdoor play space provided, shall be located and designed so that there will be no objectionable impacts on adjacent or nearby properties due to noise or activity, or visual or other objectionable conditions (205.5). The Center includes an outdoor play area, which is set back from all single-family residential properties in the area. The closest residential property is at least 170 yards away from the outdoor play area, and therefore does not create any objectionable impact.

The Board may require special treatment in the way of design, screening of buildings, planting and parking areas, signs, or other requirements as it shall deem necessary to protect adjacent and nearby properties (205.6). The Center and related parking areas are located in the southwestern corner of the Property such that screening to the east and north are not an issue. There are adequate screening and plantings to the west and south such that additional screening will not be necessary to protect adjacent properties from the School's activities on the Property. The Applicant submits that there is no need for the Board to require special treatment to protect any adjacent or nearby properties.

Any off-site play area shall be located so as not to result in endangerment to the individuals in attendance at the Center in traveling between the play area and the Center itself (205.7). There will not be any off-site play area.

The Board may approve more than one (1) child development center in a square or within one thousand feet (1,000 ft.) of another child development center only when the Board finds that the cumulative effect of these facilities will not have an adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors (205.8). To the Applicant's knowledge, there are no other child development centers within 1,000 feet of the Property. Regardless, there is no evidence that the School will have any adverse impact on the

neighborhood due to traffic, noise, operations, or other similar factors.

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The school shall be located so that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions (206.2). As discussed above, the Center in which the School will be located is removed from all residential uses in the neighborhood and is not likely to generate a significant amount of traffic. No other objectionable conditions are anticipated.

Ample parking space, but not less than that required in chapter 21 of this title, shall be provided to accommodate the students, teachers, and visitors likely to come to the site by automobile (206.3). Ample parking space exists on the Property to accommodate the School's requirements under Chapter 21 of the Zoning Regulations (5 spaces), as well as parents and other visitors to the School, in addition to all other uses operating on the Property.

CONCLUSION

For the foregoing reasons, it is respectfully submitted that, upon receipt of all of the Applicant's proof and all other support of record for the special exceptions requested, such relief be granted.

Respectfully submitted,

ARENT FOX LLP

By



Kinley R. Bray
1050 Connecticut Avenue, N.W.
Washington D.C. 20036
(202) 857-6000
(202) 857-6395 FAX

EXHIBIT LIST

- A. Application Form & Letter of Authorization
- B. Self-Certification Form
- C. Plat
- D. Photographs of the Site
- E. Architectural Plans & Elevations
- F. Names & mailing addresses of all property owners within 200' of the Property
- G. Traffic Study

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Arent Fox

November 16, 2010

BY HAND

Meridith Moldenhauer, Chair
Board of Zoning Adjustment
441 Fourth Street NW Suite 210 South
Washington DC 20001

Kinley R. Bray

Attorney
202.715.8572 DIRECT
202.857.6395 FAX
bray.kinley@arentfox.com

Reference Number
029508.00002

Re: Application of St. Paul's Rock Creek Parish
BZA Case No. 18138
Prehearing Statement of the Applicant

Dear Ms. Moldenhauer and Members of the Board:

Enclosed for filing please find an original and twenty (20) copies of the Applicant's prehearing statement in this case.

We look forward to presenting this case at the Board's November 30, 2010 hearing.

Sincerely,



Kinley R. Bray

Cc: Rev. Rosemari Sullivan
Bill Halsey
Wendy Shenk-Evans
Osborne George, P.E.
Stephen Mordfin, Office of Planning (via electronic mail and U.S. Mail)
Anna Chamberlain, DDOT
Jeff Jennings, DDOT
ANC 4D

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

18138

EXHIBIT NO.

28

**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

**Application of:
St. Paul's Rock Creek Parish**

**BZA Application No: 18138
Hearing Date: November 30, 2010**

PRE-HEARING STATEMENT OF THE APPLICANT

I. INTRODUCTION

This is a self-certified application, pursuant to 11 DCMR §3104.1, for a special exception to operate a child development center and private school for 120 students, aged 2.5 to 12 years in age, and 18 staff within an existing institutional building located on an 86-acre parcel of land. No new exterior construction is proposed. The applicant, St. Paul's Rock Creek Parish ("St. Paul's" or "Applicant") proposes to convert a portion of an existing parish hall for classroom use so that the space may be leased to Christian Family Montessori School ("CFMS" or the "School"), an existing private school currently operating in Mount Rainer, Maryland. The property that is the subject of the instant application is located in the R-3 zone district at 210 Allison Street N.W. (Parcel 0111/0037) (the "Property"), and is owned by St. Paul's Rock Creek Parish. The Applicant submits that it meets the criteria for the requested relief.

II. JURISDICTION

The Board of Zoning Adjustment has jurisdiction to grant the relief requested pursuant to 11 DCMR § 3104.1.

III. BACKGROUND INFORMATION

A. The Property and Surrounding Neighborhood.

1. The Property.

The Property is located between North Capitol Street and New Hampshire Avenue, N.W., to the north of Webster Street, N.W. and Rock Creek Church Road N.W. It is zoned R-3 and contains approximately 86 acres of land area. The Property includes the historic Rock Creek Cemetery and is improved with several buildings, including St. Paul's Center (the "Center"), which will house the School. The Center includes church and cemetery administrative offices, a dining room, a fully equipped commercial kitchen, a large auditorium suitable for concerts and other performances, and a large open space that has been used for receptions and dinners.

The Property is the site of St. Paul's Rock Creek Episcopal Parish, which was founded in 1712 during the reign of Queen Anne. One hundred acres, including the present site of the church building, was pledged to St. Paul's in 1719 and a structure was completed in the several years that followed. Major rebuilding and remodeling occurred in 1775, 1810, 1868, 1922, and, most recently, in 2004 when the Center was renovated.

2. The Surrounding Neighborhood.

The Property comprises more than 86 acres in upper Northwest Washington and lies between New Hampshire Avenue and North Capitol Street, north of Webster Street and south of Gallatin Street, near the Petworth and Fort Totten neighborhoods. The land is zoned R-3, and is classified as "Parks, Recreation and Open Space" on the Comprehensive Plan Future Land Use Map. The area is defined by large open spaces, such as the Armed Forces Retirement Home, which is just south and southeast of the Property, and garden-style apartments and row dwellings in low-density residential neighborhoods to the east and west.

3. Zoning.

The Property is classified within the R-3 Zone District, with patches of R-5-A and other higher-density residential areas close by. The Armed Forces Retirement Home is unzoned, federally-owned property. Matter-of-right uses in the R-3 zone district include, *inter alla*, single-family detached and single-family semi-detached dwellings, and other uses permitted as a matter of right in the R-1 zone district, such as churches, public schools, and libraries. 11 DCMR §§ 300.2, 201.1.

IV. THE PROPOSED DEVELOPMENT

A. Proposed Use.

St. Paul's proposes to use portions of the Center as a child development center and private Montessori school, with a maximum enrollment of 120 students and a total of approximately 18 regular staff members. The School will be operated by Christian Family Montessori School ("CFMS"), which currently operates a Montessori school (for children ages two-and-a-half to 12 years) in Mount Rainier, Maryland. CFMS will formally be a tenant of St. Paul's at the Center, but St. Paul's will take an active role in ensuring the success of the School. Hours of operation will be from 8:00 a.m. to 6:00 p.m. The regular school day will run from 8:30 am until 3:00 pm, with before-care starting at 8:00 am and after-care available until 6:00 pm. No expansion of the building footprint is proposed, as the existing Center building will be internally retrofitted to accommodate the classrooms needed by CFMS' use. An existing on-site play area will be used by the School. CFMS plans to enhance this play area by adding a new play structure appropriate for children under the age of 6 and erecting a fence to enclose the play area. Additionally, CFMS will enclose a small outdoor play area off of each of the two existing

classrooms within the Center to allow for some outdoor classroom activities throughout the school day, when weather permits.

A total of 59 parking spaces is available in two parking lots adjacent to the Center. 20 spaces in the north parking lot will be reserved for CFMS staff use. In addition, there is ample parking available in a second parking lot immediately south of the St. Paul's Center building. Parents dropping off and picking up children at the School will use the south parking lot for this purpose. All pick up and drop off operations will take place entirely within the boundaries of the property and, as demonstrated in the Applicant's traffic impact analysis, which was submitted with the initial application in this case, and the Applicant's supplemental traffic information, attached hereto, there will be no queuing onto neighborhood streets and no dangerous or objectionable conditions created as a result of the requested use.

V. SPECIAL EXCEPTION CRITERIA

The Board is authorized to grant a special exception where it finds:

(1) The proposed use is in harmony with the general purpose and intent of the Zoning Regulations and Zone Maps; and

(2) The proposed use is not likely to adversely affect the use of neighboring property,

subject to the specific conditions specified in the Zoning Regulations for the particular special exception use. 11 DCMR § 3104.1.

The BZA's discretion in reviewing an application for a special exception is limited to a determination of whether the applicant has complied with requirements enumerated in the specific section of the Zoning Regulations pursuant to which the applicant is seeking the special exception. If the applicant meets this burden, the Board ordinarily must grant the application.

First Baptist Church of Washington v. District of Columbia Board of Zoning Adjustment, 432 A.2d 695, 698 (D.C. 1981); *Stewart v. District of Columbia Board of Zoning Adjustment*, 305 A.2d 516, 518 (D.C. 1973).

A. The Proposed Use is in Harmony with the General Purpose and Intent of the Zoning Regulations and Zone Maps.

The Property is located in an area which is characterized predominantly by single-family homes and open space. The use of the Property for a school is consistent with the institutional nature of a church property; in fact, St. Paul's established one of the District of Columbia's first parochial schools on this Property in 1775. Child development centers and private schools, as uses permitted by special exception, have been pre-determined as compatible with the uses in the R-3 zone so long as the special exception criteria can be met. We submit that all requirements for child development centers and private schools can and will be met by the Applicant.

B. The Proposed Use is Not Likely to Adversely Impact Neighboring Property.

St. Paul's has had a long history of being a welcoming and considerate neighbor and plans to continue this track record with the relocation of CFMS to the Center. Likewise, CFMS prides itself on creating a welcoming environment where parents, children, and staff work together to provide an affordable Montessori school for the community. For the past 30 years, CFMS has done just that in the Mount Rainier neighborhood and hopes that its relocation to the Center will create new opportunities to better serve its current and future students. As described further herein, the existing use and the proposed expansion pose no threat to neighboring property, particularly because the Center is removed from most residential development in the area and situated on an 86 acre enclave.

Because the proposed use encompasses both a child development center use (for ages 2.5 through 5 years, as well as before- and after-care for all students) and a private school (for ages 5-12), we analyze the use against the special exception criteria for both uses under 11 DCMR §§ 205 (child development center) and 206 (private school).

C. The Center shall be capable of meeting all applicable code and licensing requirements (205.2).

CFMS has been in operation and continually in compliance with all Maryland State licensing requirements since it opened in 1981. CFMS will meet all licensing requirements of the Office of State Superintendent of Education, including maximum class sizes by age and minimum teacher-student ratios as required for each age group. The Office of the State Superintendent of Education has submitted a memorandum to the Board in this case, filed as Exhibit 26 in the record, noting its support for the application.

D. The Center shall be located and designed to create no objectionable traffic condition and no unsafe condition for picking up and dropping off children (205.3).

All parking for the Center is off-street parking and located within the boundaries of the Property. A total of 59 spaces are available for all Center users, including staff of the Center and parents needing to come inside the center; 20 of these spaces will be reserved for CFMS. During the regular operating hours of the Center, there is rarely a time when all of the parking spaces at the Center lot are full, however, additional off-street parking is available throughout the internal road network on the Property.

The Center is served by a variety of feeder streets: Allison Street and Webster Street from the south, and New Hampshire and Rock Creek Church Road from the North. As demonstrated by the Traffic Study, attached as Exhibit I, the surrounding road network is

operating at acceptable levels of service. No traffic congestion is anticipated, as student drop-off and pick up will take place entirely within the boundaries of the Property and immediately adjacent to the Center entrance. This wholly-internal parking and drop-off not only provides a safe point of entry for the children, the parking area, drive aisles and circular drive area provide ample space for queuing of vehicles on site, ensuring that there is no traffic congestion on the public streets around the Property. Moreover, CFMS' operation calls for staggered arrival and departure times, spreading out the traffic volumes over the course of several hours, most, if not all, of which fall outside of the peak hour for traffic volumes on the surrounding road network. Additionally, CFMS's current enrollment includes a significant number of siblings (25 families with multiple children), and many families carpool to and from school as well.

CFMS recently conducted a travel mode split survey at their Mount Ranier campus. The School is currently serving 93 children, represented by 69 families. Of the 65% of families with just one child enrolled in the school, nine of these bike or walk to school and nine carpool with another family on a regular basis. Additionally, four of CFMS' staff members have children enrolled in the school, so the parent/staff member and their child travel together to school. Although the vast majority of CFMS' students live within the same zip code as the School's current location, 15 students (approximately 21.7%) live in the Brookland/Brentwood/Fort Lincoln areas of D.C. or within the zip codes surrounding the St. Paul's Property. It is anticipated that once CFMS opens its doors on the St. Paul's Property, it will become a neighborhood school, as students who live in Mount Ranier will be replaced with students from the surrounding neighborhood over the course of the first three years in operation. In fact, in the last two months, during the course of community outreach in connection with the instant

application, CFMS has received 3 new applications from families and 2 additional inquiries from students living within the neighborhoods surrounding the Property.

CFMS is committed to implementing a strong Transportation Management Plan that is consistent with CFMS' mission and financial capabilities. CFMS proposes a plan that consists of the following measures:

1. Ride-Sharing. CFMS will include language in the parent and staff handbooks regarding ride-sharing opportunities in an effort to reduce single-occupant vehicle trips to the Property. As stated above, there is currently a significant amount of ride-sharing occurring among the student population, and CFMS will continue to encourage this behavior by facilitating opportunities for parents and staff to coordinate with one another to work out carpooling arrangements, and by maintaining a comprehensive carpool list in the school office.

2. Promoting Transit. Unfortunately, the school's non-profit status, along with the limited number of employees and the variable times of arrival on site does not make participation in WMATA's SmartBenefits program a feasible option, however, CFMS will encourage transit ridership for both parents and staff. CFMS will publicize bus routes, fares, and scheduling information on the School site and will include this information in parent and staff handbooks.

3. Guaranteed Ride Home. CFMS will disseminate information regarding the Metropolitan Washington Council of Governments' Guaranteed Ride Home program to its staff at the time of initial employment and will include such information in the staff handbook.

4. Bicycle Racks. CFMS and St Paul's will place two (2) or more bicycle racks at convenient locations near the entrance to St. Paul's Center for use of staff and parents who wish to bike to the School.

5. Local Access Plan. CFMS will direct parents and staff who drive to the Property to utilize routes that will not substantially impact the surrounding neighborhood. These routes will be included in the parent and staff handbooks. CFMS will also provide parents with information about planning safe walking routes to school, including a link to the Safe Routes to School website maintained by DDOT in the parent handbook.

6. School Transportation Coordinator. Wendy Shenk-Evans, Director of CFMS, will serve as the School's Transportation Coordinator ("STC"). As STC, Ms. Shenk-Evans will monitor and promote the measures noted above through dissemination of information and periodic reminders, and will be the designated contact with the local Advisory Neighborhood Commissions (there are four ANCs in the area surrounding the Property).

E. The center shall provide sufficient off-street parking spaces to meet the reasonable needs of teachers, other employees, and visitors (205.4).

The Property contains 59 off-street parking spaces, 20 of which are adjacent to the Center and will be reserved for CFMS use. The minimum number of parking spaces for a child development center in a residential zone is 1 per 4 teachers and staff. 11 DCMR § 2101.1. The minimum number of parking spaces for a private school is 2 per each 3 teachers and staff. Id. Assuming the more restrictive parking ratio applies to all teachers and staff, a maximum of 12 spaces is required.

The Center has always had ample parking to accommodate all of the needs of St. Paul's, and even with the addition of the CFMS staff and parents that may need to park at the Center, there is no need for staff or parents to park on the public streets around the Property—all parking will continue to be accommodated on site.

There are several special events throughout the school year that may result in heavier use

of the parking area at the Center. Some examples of these events where most families will be attending are. two student performances in the spring (Friday evenings); two school picnics, one at the beginning and one at the end of the year (weekday evenings); a silent auction in the early spring (Saturday evening); and graduation in mid-June (weeknight). If the Center's parking area is inadequate to contain all of the vehicles for these events, there is adequate on-road parking within the Property, which is considered off-street parking and can, if necessary, accommodate hundreds of vehicles. CFMS will, however, discourage use of the on-road parking within the Property for regular pick-up and drop-off operations, and will include language to that effect in its parent and staff handbooks.

F. The Center, including any outdoor play space provided, shall be located and designed so that there will be no objectionable impacts on adjacent or nearby properties due to noise or activity, or visual or other objectionable conditions (205.5).

The Center includes an outdoor play area, which is set back from all single-family residential properties in the area. The closest residential property is at least 170 yards away from the outdoor play area, and therefore does not create any objectionable impact.

G. The Board may require special treatment in the way of design, screening of buildings, planting and parking areas, signs, or other requirements as it shall deem necessary to protect adjacent and nearby properties (205.6).

The Center and related parking areas are located in the southwestern corner of the Property such that screening to the east and north are not an issue. There are adequate screening and plantings to the west and south such that additional screening will not be necessary to protect adjacent properties from the School's activities on the Property. The Applicant submits that

there is no need for the Board to require special treatment to protect any adjacent or nearby properties.

H. Any off-site play area shall be located so as not to result in endangerment to the individuals in attendance at the Center in traveling between the play area and the Center itself (205.7).

There will not be any off-site play area.

I. The Board may approve more than one (1) child development center in a square or within one thousand feet (1,000 ft.) of another child development center only when the Board finds that the cumulative effect of these facilities will not have an adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors (205.8).

To the Applicant's knowledge, there are no other child development centers within 1,000 feet of the Property. Regardless, there is no evidence that the School will have any adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors.

J. The school shall be located so that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions (206.2).

As discussed above, the Center in which the School will be located is removed from all residential uses in the neighborhood and is not likely to generate a significant amount of traffic. No other objectionable conditions are anticipated.

K. Ample parking space, but not less than that required in chapter 21 of this title, shall be provided to accommodate the students, teachers, and visitors likely to come to the site by automobile (206.3).

Ample parking space exists on the Property to accommodate the School's requirements under Chapter 21 of the Zoning Regulations (12 spaces), as well as parents and other visitors to the School, in addition to all other uses operating on the Property.

VI. WITNESSES

The Reverend Rosemari Sullivan, Rector, will testify on behalf of St. Paul's as to the history of uses on the property, the condition of the existing facility, and the capacity to accommodate a school operation on site.

Wendy Shenk-Evans, Director of CFMS, will testify on behalf of the School as to its current operational characteristics and future operations on the Property.

Osborne George, P.E. will testify as an expert in transportation planning and traffic engineering on the existing transportation network and the potential impacts of the proposed use on the Property.

Ellen McCarthy, Director of Planning and Land Use for Arent Fox, will testify as an expert in planning and zoning and will address how the application meets the tests for special exception relief under 11 DCMR § 3104.1.

We reserve the right to call additional witnesses and to present additional evidence as necessary at the hearing. We estimate that our presentation will require approximately 45 minutes of the Board's time

VII. CONCLUSION

For the foregoing reasons, it is respectfully submitted that, upon receipt of all of the Applicant's proof and all other support of record for the special exception requested, such relief may be granted.

Respectfully submitted,

ARENT FOX LLP

By: 
Kinley R. Bray
1050 Connecticut Avenue, NW
Washington DC 20036
(202) 715-8572
(202) 857-6395 FAX

LIST OF EXHIBITS

- | | |
|-----------|---|
| Exhibit A | Community Outreach Efforts |
| Exhibit B | Supplemental Transportation Memorandum, O.R. George & Associates |
| Exhibit C | Transportation Related Information included in Parent & Staff Handbooks |
| Exhibit D | Résumé of Osborne George, P.E. |
| Exhibit E | Résumé of Ellen McCarthy |

LIST OF WITNESSES

Rev. Rosemari Sullivan, Rector, St. Paul's Rock Creek Parish

Wendy Shenk-Evans, Director, Christian Family Montessori School

Osborne George, P.E.*

Ellen McCarthy, Director of Planning and Land Use, Arent Fox*

* Expert witness.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of November, 2010, a copy of the foregoing
was mailed, first-class, postage pre-paid, to:

Advisory Neighborhood Commission 4D
143 Kennedy Street N.W.
Washington DC 20011

District of Columbia Office of Planning
2000 14th Street, N.W., Fourth Floor
Washington D.C. 20009
Attention: Jennifer Steingasser, Joel Lawson, Stephen Mordfin

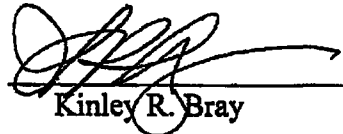

Kinley R. Bray

EXHIBIT "C"



Episcopal Parish

May 20, 2015

Wendy Shenk-Evans, Director
Christian Family Montessori School
Washington, DC

Dear Ms. Shenk-Evans:

The Vestry of Saint Paul's Episcopal Church (the "Church") at its regularly scheduled meeting held on May 19, 2015, authorized (the "Church Authorization") the Christian Family Montessori School (the "School"), its attorneys and representatives (collectively, the "Agent") to submit to the District of Columbia Board of Zoning Adjustment or such other applicable agency of the District of Columbia application(s) and related supporting documentation (the "Application") for land use, zoning and entitlement necessary for the purpose of renewing the existing Special Exception (Case Nos. 18138 and 18138-A) in effect for the building located on the grounds of Saint Paul's Episcopal Church that is currently leased by the Church to the School and known as 201 Allison Street NW, Washington DC, 20011 (Parcel 111/0037) (the "Property").

Accordingly, the Agent is authorized pursuant to the Church Authorization to submit the Application, subject to prior review and approval by the Church. Such Application shall be subject to the review and approval by the Church within seven (7) business days of its receipt by Church, the approval of which shall not be unreasonably withheld by the Church. In the event the Church does not respond to the Agent's request to approve the Application by the eighth (8) business days after receipt of such request, the Church shall be deemed to have given its approval to the Application. The Church in its discretion may assist the School in securing the approval of the Application by the District of Columbia government but is not obligated to do so. The School shall be solely liable for the fees, costs and expenses paid or incurred by the Agent with respect to the Application and the Church shall have no liability for payment of such fees, costs and expenses.

Sincerely,
St. Paul's Episcopal Church

By:

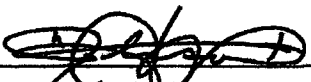

The Reverend Allan Johnson-Taylor
Rector of Saint Paul's Episcopal Church

EXHIBIT "D"

Zoning Map (1 of 2)

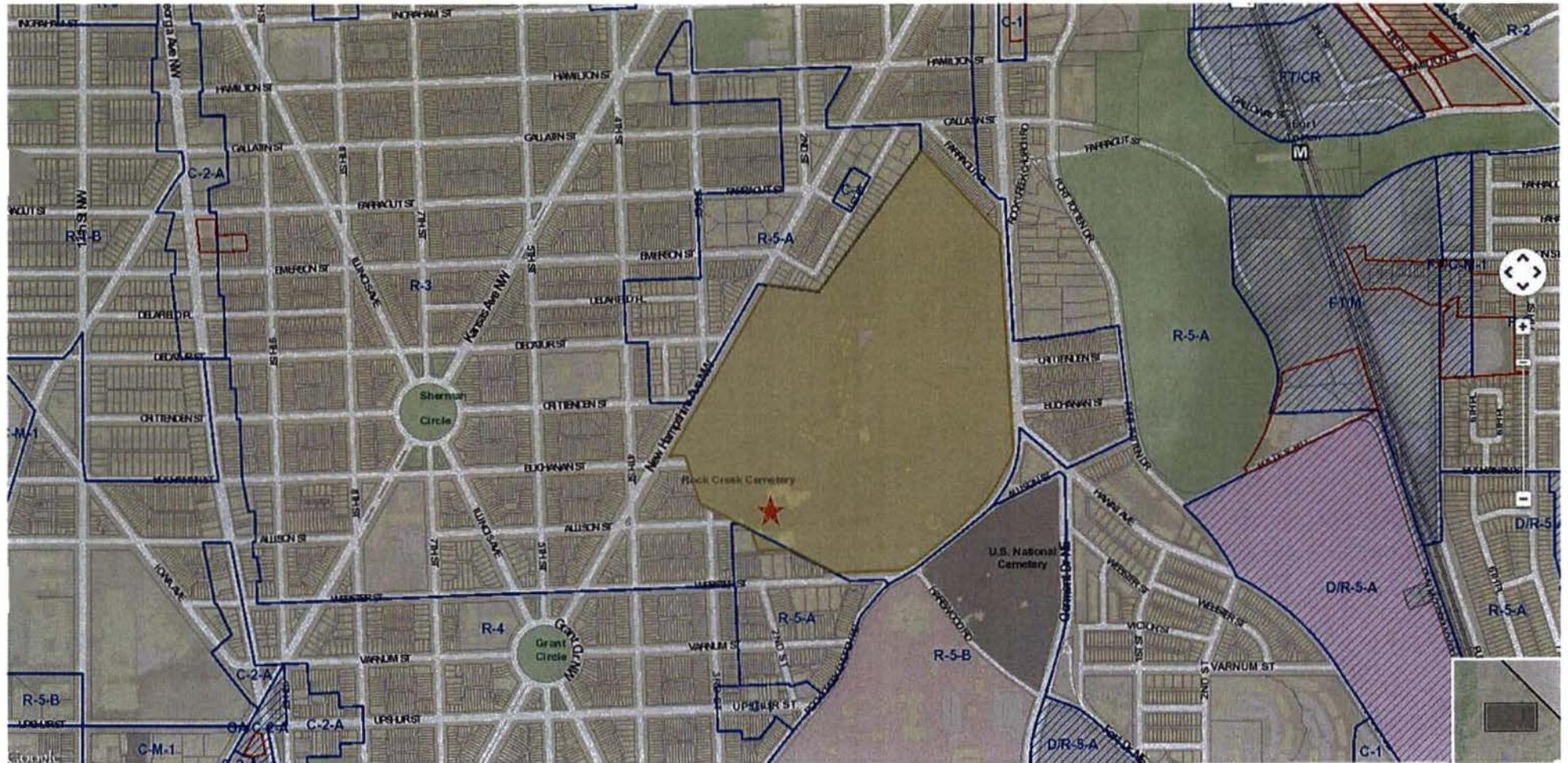


EXHIBIT "E"

NEW HAMPSHIRE AVENUE, N.W.

BUCHANAN STREET

ALLISON ST.

3rd ST.

KIRK CHURCH ROAD, N.W.

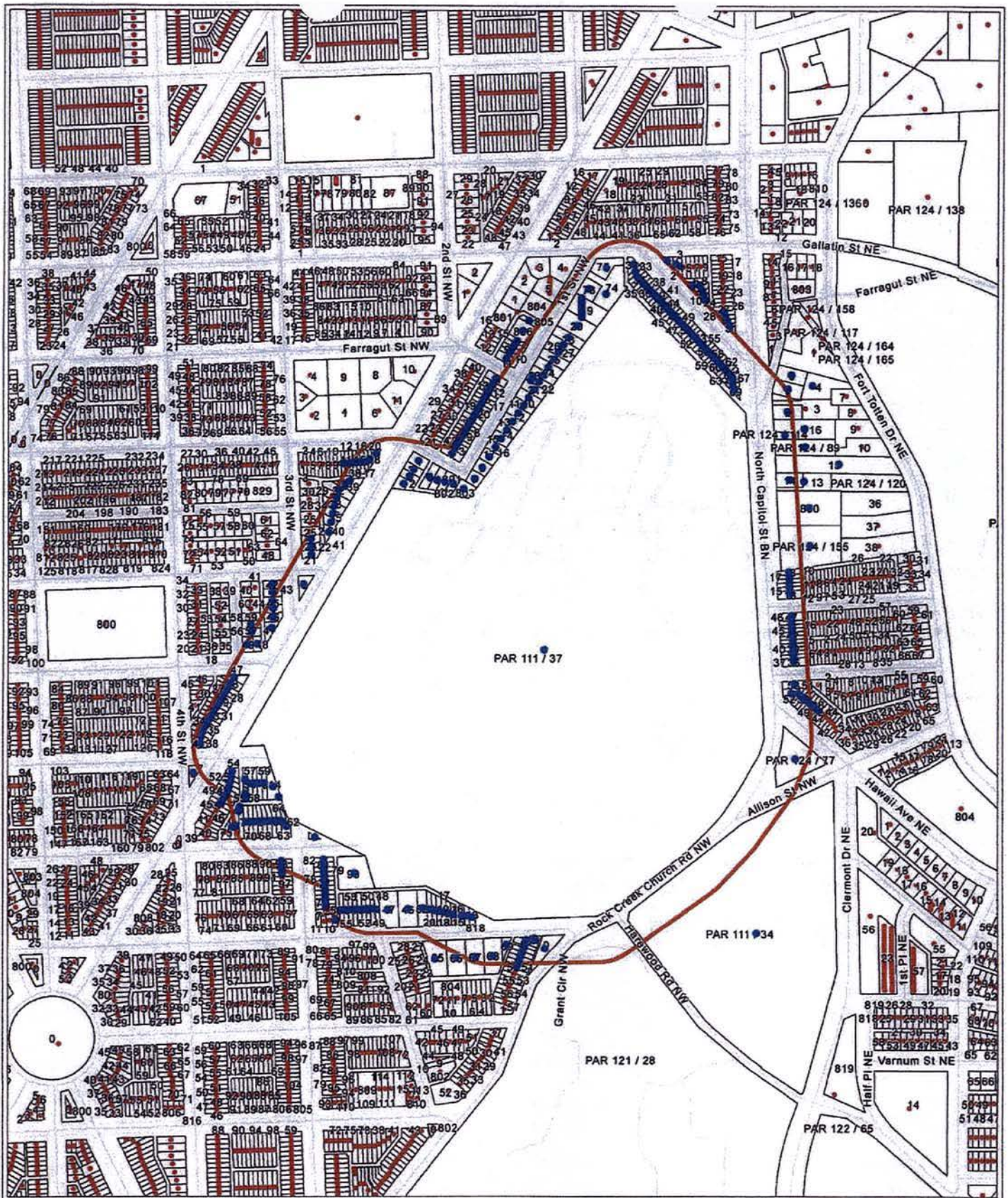
PART OF PARCEL 111/37

LINE OF BURIAL RESTRICTION AS ESTABLISHED BY W.J. LATIMER ON SURVEY MADE JANUARY 12TH, 1923

Public Alley

Measurements (feet): 228.07, 99.37, 210.5, 15, 20, 318.2, 368.58, 462.12, 436.59, 87.94, 104.70, 12.25, 370.95, 231.72, 82.51, 214.31, 158.17, 154.74, 325.52, 288.10, 15.00, 14.50, 55.0.

EXHIBIT "F"



PAR 111/37

- Property Lines
- 200 Foot Radius

Office of Tax and Revenue
Real Property Assessment Division
Geographic Information Systems

Map Created: 03-24-2015
For planning purposes only

Square Suffix and Lot: PAR 01110034 * Lot Address: 21 HAREWOOD RD NW
Owner: UNITED STATES OF AMERICA * Owner's Address:

Square Suffix and Lot: PAR 01240077 * Lot Address: 1 HAWAII AVE NE
Owner: WILLIAM C LIPNICK * Owner's Address: 7272 WISCONSIN AVE # 325 BETHESDA, MD 20814-4836

Square Suffix and Lot: PAR 01240155 * Lot Address: 4801 NORTH CAPITOL ST NE
Owner: DISTRICT OF COLUMBIA C/O SUITE 307 * Owner's Address: 1350 PENNSYLVANIA AVE NW
WASHINGTON, DC 20004-3003

Square Suffix and Lot: 3684 0044 * Lot Address: 20 HAWAII AVE NE
Owner: RONDA Y EVANS * Owner's Address: 9501 SALUDA CT LORTON, VA 22079-4327

Square Suffix and Lot: 3684 0045 * Lot Address: 18 HAWAII AVE NE
Owner: DARLENE BOOKER * Owner's Address: 18 HAWAII AVE NE WASHINGTON, DC 20011-4905

Square Suffix and Lot: 3684 0046 * Lot Address: 16 HAWAII AVE NE
Owner: JOE S DICKENS * Owner's Address: 16 HAWAII AVE NE WASHINGTON, DC 20011-4905

Square Suffix and Lot: 3684 0047 * Lot Address: 14 HAWAII AVE NE
Owner: MARLO TURIOS * Owner's Address: 14 HAWAII AVE NE WASHINGTON, DC 20011-4905

Square Suffix and Lot: 3684 0048 * Lot Address: 12 HAWAII AVE NE
Owner: SHIRLEY T SHORT C/O MARY O TAYLOR * Owner's Address: 246 10TH ST SE WASHINGTON, DC 20003-2117

Square Suffix and Lot: 3684 0049 * Lot Address: 10 HAWAII AVE NE
Owner: CRAIG VAN TINE * Owner's Address: 75 HUNTINGTON CT HAMBURG, NY 14075-5244

Square Suffix and Lot: 3684 0050 * Lot Address: 8 HAWAII AVE NE
Owner: LISA J BOND * Owner's Address: 8 HAWAII AVE NE WASHINGTON, DC 20011-4905

Square Suffix and Lot: 3684 0051 * Lot Address: 6 HAWAII AVE NE
Owner: ANN J JOHNSON * Owner's Address: 6 HAWAII AVE NE WASHINGTON, DC 20011-4905

Square Suffix and Lot: 3684 0052 * Lot Address: 4561 NORTH CAPITOL ST NE
Owner: BERNADETTE SAWAK-SMITH * Owner's Address: 4561 N CAPITOL ST NE WASHINGTON, DC 20011-6721

Square Suffix and Lot: 3684 0053 * Lot Address: 4563 NORTH CAPITOL ST NE
Owner: JUDITH L HARRIS * Owner's Address: 4563 N CAPITOL ST NE WASHINGTON, DC 20011-6721

Square Suffix and Lot: 3685 0036 * Lot Address: 2 BUCHANAN ST NE
Owner: COREY OWENS * Owner's Address: 2 BUCHANAN ST NE WASHINGTON, DC 20011-6718

Square Suffix and Lot: 3685 0037 * Lot Address: 4603 NORTH CAPITOL ST NE
Owner: TONI S COLE * Owner's Address: 4603 N CAPITOL ST NE WASHINGTON, DC 20011-6723

Square Suffix and Lot: 3685 0038 * Lot Address: 4605 NORTH CAPITOL ST NE
Owner: TORI JOHNSON * Owner's Address: 12022 QUARTETTE LN # D BOWIE, MD 20720-4362

Square Suffix and Lot: 3685 0039 * Lot Address: 4607 NORTH CAPITOL ST NE
Owner: SHARYN ADAMS * Owner's Address: 4607 N CAPITOL ST NE WASHINGTON, DC 20011-6723

Square Suffix and Lot: 3685 0040 * Lot Address: 4609 NORTH CAPITOL ST NE
Owner: MICHAEL J SMITH * Owner's Address: 4609 N CAPITOL ST NE WASHINGTON, DC 20011-6723

Square Suffix and Lot: 3685 0041 * Lot Address: 4611 NORTH CAPITOL ST NE
Owner: BATHSHEBA PHILPOTT * Owner's Address: 4611 N CAPITOL ST NE WASHINGTON, DC 20011-6723

Square Suffix and Lot: 3685 0042 * Lot Address: 4613 NORTH CAPITOL ST NE
Owner: EDWARD POLLOCK * Owner's Address: PO BOX 569760 DALLAS, TX 75356-8860

Square Suffix and Lot: 3685 0043 * Lot Address: 4615 NORTH CAPITOL ST NE

Owner: CHARLES TANNER * Owner's Address: 4615 N CAPITOL ST NE WASHINGTON, DC 20011-6723

Square Suffix and Lot: 3685 0044 * Lot Address: 4617 NORTH CAPITOL ST NE

Owner: WILLIAM GRIFFIN * Owner's Address: 4617 N CAPITOL ST NE WASHINGTON, DC 20011-6723

Square Suffix and Lot: 3685 0045 * Lot Address: 4619 NORTH CAPITOL ST NE

Owner: LINDA M DAY * Owner's Address: 4619 N CAPITOL ST NE WASHINGTON, DC 20011-6723

Square Suffix and Lot: 3685 0046 * Lot Address: 4621 NORTH CAPITOL ST NE

Owner: IRENE M MOORE * Owner's Address: 4621 N CAPITOL ST NE WASHINGTON, DC 20011-6723

Square Suffix and Lot: 3685 0047 * Lot Address: 1 CRITTENDEN ST NE

Owner: MARK V BALFANTZ * Owner's Address: 1 CRITTENDEN ST NE WASHINGTON, DC 20011-6719

Square Suffix and Lot: 3686 0013 * Lot Address: 4701 NORTH CAPITOL ST NE

Owner: PATRICIA STRINGFIELD * Owner's Address: 4701 N CAPITOL ST NE WASHINGTON, DC 20011-6726

Square Suffix and Lot: 3686 0014 * Lot Address: 4703 NORTH CAPITOL ST NE

Owner: GREGORIO P ORELLANA * Owner's Address: 1738 ELTON RD SILVER SPRING, MD 20903-1725

Square Suffix and Lot: 3686 0015 * Lot Address: 4705 NORTH CAPITOL ST NE

Owner: JEANETTE MILLER * Owner's Address: 706 DECATUR ST NE WASHINGTON, DC 20017-2345

Square Suffix and Lot: 3686 0016 * Lot Address: 4707 NORTH CAPITOL ST NE

Owner: RICHARD T WOMACK * Owner's Address: 4707 N CAPITOL ST NE WASHINGTON, DC 20011-6725

Square Suffix and Lot: 3686 0017 * Lot Address: 4709 NORTH CAPITOL ST NE

Owner: ELMA L JONES * Owner's Address: 4709 N CAPITOL ST NE WASHINGTON, DC 20011-6725

Square Suffix and Lot: 3686 0018 * Lot Address: 4711 NORTH CAPITOL ST NE

Owner: DIANA E KAY * Owner's Address: 1805 LAWRENCE ST NE WASHINGTON, DC 20018-2731

Square Suffix and Lot: 3689 0002 * Lot Address: 4931 NORTH CAPITOL ST NE

Owner: ELAINE G MILLER C/O GELMAN CO * Owner's Address: 2120 L ST NW STE 800 WASHINGTON, DC 20037-1549

Square Suffix and Lot: 3689 0004 * Lot Address: 4920 FORT TOTTEN DR NE

Owner: ELAINE E MILLER C/O GELMAN CO * Owner's Address: 2120 L ST NW STE 800 WASHINGTON, DC 20037-1549

Square Suffix and Lot: 3689 0005 * Lot Address: 4951 ROCK CREEK CHURCH RD NE

Owner: ELAINE G MILLER * Owner's Address: 2120 L ST NW STE 800 WASHINGTON, DC 20037-1549

Square Suffix and Lot: 3689 0006 * Lot Address: 4961 ROCK CREEK CHURCH RD NE

Owner: ELAINE G MILLER C/O GELMAN COMPANY * Owner's Address: 2120 L ST NW STE 800 WASHINGTON, DC 20037-1549

Square Suffix and Lot: 3689 0013 * Lot Address: 4825 NORTH CAPITOL ST NE

Owner: BRIAR MANOR APARTMENTS LLC * Owner's Address: 437 NEW YORK AVE NW APT 1207 WASHINGTON, DC 20001-4762

Square Suffix and Lot: 3689 0014 * Lot Address: 4829 NORTH CAPITOL ST NE

Owner: BRIAR MANOR APARTMENTS LLC * Owner's Address: 437 NEW YORK AVE NW APT 1207 WASHINGTON, DC 20001-4762

Square Suffix and Lot: 3689 0015 * Lot Address: 4840 FORT TOTTEN DR NE

Owner: COLUMBIA GARDENS APARTMENTS LLC * Owner's Address: 437 NEW YORK AVE NW APT 1207 WASHINGTON, DC 20001-4762

Square Suffix and Lot: 3689 0016 * Lot Address: 4925 NORTH CAPITOL ST NE

Owner: 4925 NORTH CAPITOL ST NE LLC C/O NOVO * Owner's Address: 519 11TH ST SE WASHINGTON, DC 20003-2831

Square Suffix and Lot: 3401 0001 * Lot Address: 4831 NEW HAMPSHIRE AVE NW
Owner: THE HAMPTON FAMILY REVOCABLE TRUAT C/O EUGENE HAMPTON * Owner's Address: 6523 MEDWICK DR HYATTSVILLE, MD 20783-5021

Square Suffix and Lot: 3401 0002 * Lot Address: 4835 NEW HAMPSHIRE AVE NW
Owner: STEVEN F LEE * Owner's Address: 4835 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4139

Square Suffix and Lot: 3401 0003 * Lot Address: 4839 NEW HAMPSHIRE AVE NW
Owner: NORMAN CHICHESTER * Owner's Address: 4839 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4143

Square Suffix and Lot: 3401 0004 * Lot Address: 4843 NEW HAMPSHIRE AVE NW
Owner: CECILIA L GREEN-CAMPBELL * Owner's Address: 4843 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4144

Square Suffix and Lot: 3401 0005 * Lot Address: 116 EMERSON ST NW
Owner: JOYCE S HARRIS * Owner's Address: 13407 HILLROD LN UPPR MARLBORO, MD 20774-1969

Square Suffix and Lot: 3401 0006 * Lot Address: 112 EMERSON ST NW
Owner: LAJUAN DAVIS * Owner's Address: 112 EMERSON ST NW WASHINGTON, DC 20011-3363

Square Suffix and Lot: 3401 0007 * Lot Address: 4901 1ST ST NW
Owner: HAILE A GEBREKIRO * Owner's Address: 4901 1ST ST NW WASHINGTON, DC 20011-3350

Square Suffix and Lot: 3401 0008 * Lot Address: 4905 1ST ST NW
Owner: SONJA D DOLLISON * Owner's Address: 1312 ALLISON ST NE WASHINGTON, DC 20017-2709

Square Suffix and Lot: 3401 0010 * Lot Address: 4937 1ST ST NW
Owner: ELSABET H TEKLE * Owner's Address: 1110 BRANTFORD AVE SILVER SPRING, MD 20904-2011

Square Suffix and Lot: 3401 0011 * Lot Address: 4933 1ST ST NW
Owner: HAROLD L COLLINS * Owner's Address: PO BOX 9559 WASHINGTON, DC 20016-9559

Square Suffix and Lot: 3401 0012 * Lot Address: 4929 1ST ST NW
Owner: BETTE D WOODEN * Owner's Address: 910 IRVING ST NE WASHINGTON, DC 20017-3416

Square Suffix and Lot: 3401 0013 * Lot Address: 4925 1ST ST NW
Owner: HAROLD L COLLINS * Owner's Address: PO BOX 9559 WASHINGTON, DC 20016-9559

Square Suffix and Lot: 3401 0014 * Lot Address: 4921 1ST ST NW
Owner: ABRAHAM JOSEPH * Owner's Address: 11303 AMHERST AVE STE 4 SILVER SPRING, MD 20902-4600

Square Suffix and Lot: 3401 0015 * Lot Address: 4917 1ST ST NW
Owner: JOSEPH LLC * Owner's Address: 4917 1ST ST NW WASHINGTON, DC 20011-3354

Square Suffix and Lot: 3401 0016 * Lot Address: 4913 1ST ST NW
Owner: IYOB GEBREYOHANNES * Owner's Address: 4913 1ST ST NW APT 3 WASHINGTON, DC 20011-3353

Square Suffix and Lot: 3401 0017 * Lot Address: 4909 1ST ST NW
Owner: GRISELDA MARTINEZ * Owner's Address: 4909 1ST ST NW WASHINGTON, DC 20011-3352

Square Suffix and Lot: 3401 2001 * Lot Address: 5041 1ST ST NW Unit: 1
Owner: YANA V BREIDING * Owner's Address: 5041 1ST ST NW APT 1 WASHINGTON, DC 20011-3370

Square Suffix and Lot: 3401 0020 * Lot Address: 5031 1ST ST NW
Owner: 5031 FIRST TRUSTEE LLC * Owner's Address: 12154 DARNESTOWN RD # 215 GAITHERSBURG, MD 20878-2206

Square Suffix and Lot: 3401 0021 * Lot Address: 5001 1ST ST NW
Owner: LOUIS G TAYLOR * Owner's Address: 1332 VAN BUREN ST NW WASHINGTON, DC 20012-2930

Square Suffix and Lot: 3401 0022 * Lot Address: 5005 1ST ST NW
Owner: * Owner's Address:

Square Suffix and Lot: 3401 0023 * Lot Address: 5009 1ST ST NW
Owner: GLENROY A PHILLIP TRUSTEE * Owner's Address: 8903 GLENVILLE RD SILVER SPRING, MD 20901-3847

Square Suffix and Lot: 3401 0024 * Lot Address: 5013 1ST ST NW
Owner: SHAWN ROSS * Owner's Address: 5013 1ST ST NW WASHINGTON, DC 20011-3342

Square Suffix and Lot: 3401 0025 * Lot Address: 5017 1ST ST NW
Owner: CLAUDIA N SIMMONS * Owner's Address: 1808 AUGUST DR SILVER SPRING, MD 20902-4014

Square Suffix and Lot: 3401 0026 * Lot Address: 5021 1ST ST NW
Owner: BENJAMIN J BROWN * Owner's Address: 5021 1ST ST NW WASHINGTON, DC 20011-3344

Square Suffix and Lot: 3401 0027 * Lot Address: 5025 1ST ST NW
Owner: INELL TAYLOR * Owner's Address: 1332 VAN BUREN ST NW WASHINGTON, DC 20012-2930

Square Suffix and Lot: 3401 0028 * Lot Address: 5029 1ST ST NW
Owner: O M BROWN * Owner's Address: 1504 PORTAL DR NW WASHINGTON, DC 20012-1222

Square Suffix and Lot: 3401 0031 * Lot Address: 70 FARRAGUT PL NW
Owner: CESARION D DIAZ * Owner's Address: 70 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3401 0032 * Lot Address: 68 FARRAGUT PL NW
Owner: NAIMA DOZIER * Owner's Address: 430 MISSOURI AVE NW APT 101 WASHINGTON, DC 20011-2156

Square Suffix and Lot: 3401 0033 * Lot Address: 66 FARRAGUT PL NW
Owner: ROBINSON PROPERTY MANAGEMENT INC * Owner's Address: 1737 VARNUM ST NW WASHINGTON, DC 20011-4207

Square Suffix and Lot: 3401 0034 * Lot Address: 64 FARRAGUT PL NW
Owner: STEPHEN DOWNING * Owner's Address: 301 G ST SW APT 708 WASHINGTON, DC 20024-3133

Square Suffix and Lot: 3401 0035 * Lot Address: 62 FARRAGUT PL NW
Owner: EILEEN CONNEELY * Owner's Address: 62 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3401 0036 * Lot Address: 60 FARRAGUT PL NW
Owner: LAVERN C SPEARS * Owner's Address: 60 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3401 0037 * Lot Address: 58 FARRAGUT PL NW
Owner: YARED SAHELE * Owner's Address: 58 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3401 0038 * Lot Address: 56 FARRAGUT PL NW
Owner: R W KING * Owner's Address: 1415 GERANIUM ST NW WASHINGTON, DC 20012-1517

Square Suffix and Lot: 3401 0039 * Lot Address: 54 FARRAGUT PL NW
Owner: SHEILA GUDISWITZ * Owner's Address: 54 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3401 0040 * Lot Address: 52 FARRAGUT PL NW
Owner: YOHANES BERHANU * Owner's Address: 1212 S THOMAS ST ARLINGTON, VA 22204-0920

Square Suffix and Lot: 3401 0041 * Lot Address: 50 FARRAGUT PL NW
Owner: WINSTON L ROWE * Owner's Address: 50 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3401 0042 * Lot Address: 48 FARRAGUT PL NW
Owner: MARIO C BREWSTER * Owner's Address: 48 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3401 0043 * Lot Address: 46 FARRAGUT PL NW
Owner: MICHAEL A MENDEZ * Owner's Address: 46 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3401 0044 * Lot Address: 44 FARRAGUT PL NW
Owner: WINSTON ROWE * Owner's Address: 44 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3401 0045 * Lot Address: 42 FARRAGUT PL NW
Owner: R Y THOMAS * Owner's Address: 42 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3401 0046 * Lot Address: 40 FARRAGUT PL NW
Owner: CHRISTOPHER SHYBUT * Owner's Address: 40 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3401 0047 * Lot Address: 38 FARRAGUT PL NW
Owner: BETHANY VANDERSLUIS-JOHNSON * Owner's Address: 4550 CONNECTICUT AVE NW APT
WASHINGTON, DC 20008-4323

Square Suffix and Lot: 3401 0048 * Lot Address: 36 FARRAGUT PL NW
Owner: AEEYSHA GOODWIN * Owner's Address: 7304 BLAIR RD NW WASHINGTON, DC 20012-1818

Square Suffix and Lot: 3401 0049 * Lot Address: 34 FARRAGUT PL NW
Owner: KYLE R VIEGELAHN * Owner's Address: PO BOX 12215 WASHINGTON, DC 20005-0515

Square Suffix and Lot: 3401 0050 * Lot Address: 32 FARRAGUT PL NW
Owner: PHILLIP D OSWALD CHRISTANO * Owner's Address: 32 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3401 0051 * Lot Address: 30 FARRAGUT PL NW
Owner: MAGRISSA A JOHNSON * Owner's Address: 30 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3401 0052 * Lot Address: 28 FARRAGUT PL NW
Owner: FLOR DE MARIA ZELAYA * Owner's Address: 28 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3401 0053 * Lot Address: 26 FARRAGUT PL NW
Owner: JOSE J MARAVILLA * Owner's Address: 26 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3401 0055 * Lot Address: 22 FARRAGUT PL NW
Owner: CHECHARNA T WILSON * Owner's Address: 22 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3401 0056 * Lot Address: 20 FARRAGUT PL NW
Owner: TUNISIA JOHNSON * Owner's Address: 20 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3401 0057 * Lot Address: 18 FARRAGUT PL NW
Owner: ELWOOD V FORTUNE JR * Owner's Address: 18 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3401 0058 * Lot Address: 16 FARRAGUT PL NW
Owner: CHRISTOPHER MARTIN * Owner's Address: 16 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3401 0059 * Lot Address: 14 FARRAGUT PL NW
Owner: GREGORY L FLIPPINS * Owner's Address: 14 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3401 0060 * Lot Address: 12 FARRAGUT PL NW
Owner: MILAGROS D FISHER * Owner's Address: 1107 ALLISON ST NW WASHINGTON, DC 20011-4436

Square Suffix and Lot: 3401 0061 * Lot Address: 10 FARRAGUT PL NW
Owner: MIGUEL A LOPEZ * Owner's Address: 10 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3401 0062 * Lot Address: 8 FARRAGUT PL NW
Owner: TIMOTHY W WILLIAMS * Owner's Address: 8 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3401 0063 * Lot Address: 6 FARRAGUT PL NW
Owner: FAREEHA KHAWAJA * Owner's Address: 2416 37TH ST NW WASHINGTON, DC 20007-1835

Square Suffix and Lot: 3401 0064 * Lot Address: 4 FARRAGUT PL NW
Owner: WILMA L COBLE TRUSTEE * Owner's Address: 9016 LEVELLE DR CHEVY CHASE, MD 20815-5608

Square Suffix and Lot: 3401 0065 * Lot Address: 2 FARRAGUT PL NW
Owner: NOREATA M WITHROW * Owner's Address: 2 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3401 0067 * Lot Address: 4922 NORTH CAPITOL ST NW

Owner: MANUEL G SERRANO * Owner's Address: 6101 16TH ST NW APT 709 WASHINGTON, DC 20011-1763

Square Suffix and Lot: 3401 0068 * Lot Address: 4920 NORTH CAPITOL ST NW

Owner: STORKEY PITTMAN JR * Owner's Address: 14722 BRIARLEY PL UPPR MARLBORO, MD 20774-8845

Square Suffix and Lot: 3401 0069 * Lot Address: 4918 NORTH CAPITOL ST NW

Owner: CLYDE T COBLE * Owner's Address: 9016 LEVELLE DR CHEVY CHASE, MD 20815-5608

Square Suffix and Lot: 3401 0073 * Lot Address: 5051 1ST ST NW

Owner: 5051 FIRST TRUSTEE LLC * Owner's Address: 12154 DARNESTOWN RD # 215 GAITHERSBURG, MD 20878-2206

Square Suffix and Lot: 3401 0074 * Lot Address: 5055 1ST ST NW

Owner: 5055-5057 FIRST TRUSTEE LLC * Owner's Address: 12154 DARNESTOWN RD # 215 GAITHERSBURG, MD 20878-2206

Square Suffix and Lot: 3401 0075 * Lot Address: 5061 1ST ST NW

Owner: 5061 FIRST TRUSTEE LLC * Owner's Address: 12154 DARNESTOWN RD # 215 GAITHERSBURG, MD 20878-2206

Square Suffix and Lot: 3401 0801 * Lot Address: 108 EMERSON ST NW

Owner: ROBERT A LOWRY * Owner's Address: 108 EMERSON ST NW WASHINGTON, DC 20011-3362

Square Suffix and Lot: 3401 0802 * Lot Address: 104 EMERSON ST NW

Owner: GEORGE A BROWN SR * Owner's Address: 3812 TULLYCROSS CT WHITE PLAINS, MD 20895-3456

Square Suffix and Lot: 3401 0803 * Lot Address: 100 EMERSON ST NW

Owner: EVANGELOS P ESPANOPOULOS C/O FRED A SMITH CO * Owner's Address: 730 24TH ST NW STE 19 WASHINGTON, DC 20037-2518

Square Suffix and Lot: 3403 0007 * Lot Address: 5008 1ST ST NW

Owner: HERBERT EXLER TRUSTEE C/O APT 228 * Owner's Address: 3330 N LEISURE WORLD BLVD SILVER SPRING, MD 20906-5622

Square Suffix and Lot: 3403 0008 * Lot Address: 5006 1ST ST NW

Owner: RONALD & SHERRI KABRAN REVOCABLE TRUST * Owner's Address: 308 GREENHILL WAY SILVER SPRING, MD 20904-2964

Square Suffix and Lot: 3403 0009 * Lot Address: 5004 1ST ST NW

Owner: RONALD D KABRAN TRUSTEE * Owner's Address: 308 GREENHILL WAY SILVER SPRING, MD 20904-2964

Square Suffix and Lot: 3403 0010 * Lot Address: 5002 1ST ST NW

Owner: RONALD D KABRAN TRUSTEE * Owner's Address: 308 GREENHILL WAY SILVER SPRING, MD 20904-2964

Square Suffix and Lot: 3403 0011 * Lot Address: 5000 1ST ST NW

Owner: ELEANOR N FRISHMAN TRUSTEE * Owner's Address: 5001 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4117

Square Suffix and Lot: 3403 0805 * Lot Address: 5018 1ST ST NW

Owner: DONG K KIM * Owner's Address: 312 FLANNERY LN SILVER SPRING, MD 20904-1266

Square Suffix and Lot: 3403 0806 * Lot Address: 5010 1ST ST NW

Owner: MI JUNG & TAE HUN INC * Owner's Address: 312 FLANNERY LN SILVER SPRING, MD 20904-1265

Square Suffix and Lot: 3404 0001 * Lot Address: 30 GALLATIN ST NW

Owner: JOHANNA J KEAMA * Owner's Address: 30 GALLATIN ST NW WASHINGTON, DC 20011-3310

Square Suffix and Lot: 3404 0002 * Lot Address: 28 GALLATIN ST NW

Owner: ANDREA SCOTT * Owner's Address: 28 GALLATIN ST NW WASHINGTON, DC 20011-3310

Square Suffix and Lot: 3404 0003 * Lot Address: 26 GALLATIN ST NW

Owner: JOHNNIE C GREEN * Owner's Address: 26 GALLATIN ST NW WASHINGTON, DC 20011-3310

Square Suffix and Lot: 3404 0010 * Lot Address: 51 FARRAGUT PL NW
Owner: CLAYTON D SCOTT * Owner's Address: 51 FARRAGUT PL NW WASHINGTON, DC 20011-3307

Square Suffix and Lot: 3404 0011 * Lot Address: 53 FARRAGUT PL NW
Owner: KENNETH E ARRINGTON * Owner's Address: 53 FARRAGUT PL NW WASHINGTON, DC 20011-3307

Square Suffix and Lot: 3404 0012 * Lot Address: 55 FARRAGUT PL NW
Owner: R A LINDIE * Owner's Address: 55 FARRAGUT PL NW WASHINGTON, DC 20011-3307

Square Suffix and Lot: 3404 0013 * Lot Address: 57 FARRAGUT PL NW
Owner: PAULINE M BROWN * Owner's Address: 57 FARRAGUT PL NW WASHINGTON, DC 20011-3307

Square Suffix and Lot: 3404 0014 * Lot Address: 59 FARRAGUT PL NW
Owner: KATIE NAILLIER * Owner's Address: 59 FARRAGUT PL NW WASHINGTON, DC 20011-3307

Square Suffix and Lot: 3404 0028 * Lot Address: 5006 NORTH CAPITOL ST NW
Owner: BERTHA M HAMMETT * Owner's Address: 5006 N CAPITOL ST NW WASHINGTON, DC 20011-6710

Square Suffix and Lot: 3404 0029 * Lot Address: 5004 NORTH CAPITOL ST NW
Owner: ANNETTE CARROLL * Owner's Address: 5004 N CAPITOL ST NW WASHINGTON, DC 20011-6710

Square Suffix and Lot: 3404 0030 * Lot Address: 5002 NORTH CAPITOL ST NW
Owner: SAUL BLANCO * Owner's Address: 5002 N CAPITOL ST NW WASHINGTON, DC 20011-6710

Square Suffix and Lot: 3404 0031 * Lot Address: 5000 NORTH CAPITOL ST NW
Owner: CHRISTOPHER L REGISTER * Owner's Address: 5000 N CAPITOL ST NW WASHINGTON, DC 20011-6710

Square Suffix and Lot: 3402 0001 * Lot Address: 4908 1ST ST NW
Owner: MARIA AMAYA * Owner's Address: 4905 1ST ST NW WASHINGTON, DC 20011-3351

Square Suffix and Lot: 3402 0002 * Lot Address: 4906 1ST ST NW
Owner: E M OHANYERENWA * Owner's Address: 4906 1ST ST NW WASHINGTON, DC 20011-3302

Square Suffix and Lot: 3402 0003 * Lot Address: 4904 1ST ST NW
Owner: KRISTY JETER-WALL * Owner's Address: 4904 1ST ST NW WASHINGTON, DC 20011-3302

Square Suffix and Lot: 3402 0004 * Lot Address: 4902 1ST ST NW
Owner: CHARLES R SCOTT * Owner's Address: 4902 1ST ST NW WASHINGTON, DC 20011-3302

Square Suffix and Lot: 3402 0005 * Lot Address: 4900 1ST ST NW
Owner: B I ASCENCIO * Owner's Address: 4900 1ST ST NW WASHINGTON, DC 20011-3302

Square Suffix and Lot: 3402 0008 * Lot Address: 4914 1ST ST NW
Owner: RENAY D SULLIVAN * Owner's Address: 4914 1ST ST NW WASHINGTON, DC 20011-3302

Square Suffix and Lot: 3402 0009 * Lot Address: 4912 1ST ST NW
Owner: JOHN C NASH * Owner's Address: 4912 1ST ST NW WASHINGTON, DC 20011-3302

Square Suffix and Lot: 3402 0010 * Lot Address: 4910 1ST ST NW
Owner: ROSEMARY OGBENNA * Owner's Address: 3728 9TH ST NW WASHINGTON, DC 20010-1502

Square Suffix and Lot: 3402 0011 * Lot Address: 4938 1ST ST NW
Owner: PAUL D FITCH * Owner's Address: 4938 1ST ST NW WASHINGTON, DC 20011-3302

Square Suffix and Lot: 3402 0012 * Lot Address: 4936 1ST ST NW
Owner: DOROTHY JEFFERSON * Owner's Address: 4936 1ST ST NW WASHINGTON, DC 20011-3302

Square Suffix and Lot: 3402 0013 * Lot Address: 4934 1ST ST NW
Owner: VANHOOSE PROPERTIES LLC * Owner's Address: 11601 WILLIAM BEANES RD UPPR MARLBORO, MD 20772-3964

Square Suffix and Lot: 3402 0014 * Lot Address: 4932 1ST ST NW
Owner: FRANCISCO A VANEGAS * Owner's Address: 4932 1ST ST NW WASHINGTON, DC 20011-3302

Square Suffix and Lot: 3402 0015 * Lot Address: 4930 1ST ST NW
Owner: MATTHEW I GROSS * Owner's Address: 4930 1ST ST NW WASHINGTON, DC 20011-3302

Square Suffix and Lot: 3402 0016 * Lot Address: 4928 1ST ST NW
Owner: CHERYL A WASHINGTON * Owner's Address: 4928 1ST ST NW WASHINGTON, DC 20011-3302

Square Suffix and Lot: 3402 0017 * Lot Address: 4926 1ST ST NW
Owner: AZIZA BALDI * Owner's Address: 208 FARRAGUT ST NW APT 102 WASHINGTON, DC 20011-4158

Square Suffix and Lot: 3402 0018 * Lot Address: 4924 1ST ST NW
Owner: MARY L MICHAEL * Owner's Address: PO BOX 56025 WASHINGTON, DC 20040-6025

Square Suffix and Lot: 3402 0019 * Lot Address: 4922 1ST ST NW
Owner: ABIONA A BURRELL * Owner's Address: 4922 1ST ST NW WASHINGTON, DC 20011-3302

Square Suffix and Lot: 3402 0020 * Lot Address: 4920 1ST ST NW
Owner: JOSE R CHACON * Owner's Address: 4920 1ST ST NW WASHINGTON, DC 20011-3302

Square Suffix and Lot: 3402 0006 * Lot Address: 4918 1ST ST NW
Owner: RENEE J MOORE * Owner's Address: 1421 PRIMROSE RD NW WASHINGTON, DC 20012-1223

Square Suffix and Lot: 3402 0007 * Lot Address: 4916 1ST ST NW
Owner: NEAL J ARP II * Owner's Address: 1609 LINCOLN RD NE WASHINGTON, DC 20002-2113

Square Suffix and Lot: 3305 0042 * Lot Address: 0300 DECATUR ST NW
Owner: STEPHANIE Y BRADLEY C/O SYB ENTERPRISES * Owner's Address: 300 DECATUR ST NW
WASHINGTON, DC 20011-4710

Square Suffix and Lot: 3305 0043 * Lot Address: 4726 3RD ST NW
Owner: PAUL E WILLIAMS TRUSTEE C/O RUDDNE REAL ESTATE * Owner's Address: 8937 SHADY GROVE CT
GAITHERSBURG, MD 20877-1308

Square Suffix and Lot: 3305 0044 * Lot Address: 4722 3RD ST NW
Owner: GEREMEW A ABEGAZ * Owner's Address: 4722 3RD ST NW APT 1 WASHINGTON, DC 20011-4785

Square Suffix and Lot: 3305 0045 * Lot Address: 4718 3RD ST NW
Owner: CAROLYN C JOHNSON * Owner's Address: 1528 D ST NE WASHINGTON, DC 20002-5506

Square Suffix and Lot: 3305 0046 * Lot Address: 4714 NEW HAMPSHIRE AVE NW
Owner: 4714 NEW HAMPSHIRE AV LLC * Owner's Address: 11317 ROUEN DR POTOMAC, MD 20854-3127

Square Suffix and Lot: 3305 0047 * Lot Address: 4710 NEW HAMPSHIRE AVE NW
Owner: HEITMULLER PHILIP C * Owner's Address: 303 E WAYNE AVE SILVER SPRING, MD 20901-3809

Square Suffix and Lot: 3305 0048 * Lot Address: 307 CRITTENDEN ST NW
Owner: JAE K JACKSON * Owner's Address: 1 WALNUT WOOD CT BLYTHEWOOD, SC 29016-7504

Square Suffix and Lot: 3305 0049 * Lot Address: 311 CRITTENDEN ST NW
Owner: THYRA A RILEY * Owner's Address: 1731 HOLLY ST NW WASHINGTON, DC 20012-1105

Square Suffix and Lot: 3305 0056 * Lot Address: 4709 3RD PL NW
Owner: STEPHEN K PHIFER C/O FRANK EMMET REAL ESTATE INC * Owner's Address: 2727 FAIRLAWN AVE SE
APT B1 WASHINGTON, DC 20019-1036

Square Suffix and Lot: 3305 0057 * Lot Address: 4713 3RD PL NW
Owner: EUGENE H PHIFTER III * Owner's Address: 2727 FAIRLAWN AVE SE APT B1 WASHINGTON, DC 20019-1036

Square Suffix and Lot: 3306 0027 * Lot Address: 4626 NEW HAMPSHIRE AVE NW
Owner: SA IFFO POPAT * Owner's Address: 4626 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4736

Square Suffix and Lot: 3306 0028 * Lot Address: 4624 NEW HAMPSHIRE AVE NW
Owner: WILLIAM E WARREN * Owner's Address: 4624 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4736

Square Suffix and Lot: 3306 0029 * Lot Address: 4622 NEW HAMPSHIRE AVE NW
Owner: SCHWANDA ROUNDTREE * Owner's Address: 4622 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4736

Square Suffix and Lot: 3306 0030 * Lot Address: 4620 NEW HAMPSHIRE AVE NW
Owner: ALICE L FREEDMAN * Owner's Address: 4620 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4736

Square Suffix and Lot: 3306 0031 * Lot Address: 4618 NEW HAMPSHIRE AVE NW
Owner: AARON N CAIN * Owner's Address: 4618 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4736

Square Suffix and Lot: 3306 0032 * Lot Address: 4616 NEW HAMPSHIRE AVE NW
Owner: ROBERT MORGAN * Owner's Address: 4616 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4736

Square Suffix and Lot: 3306 0033 * Lot Address: 4614 NEW HAMPSHIRE AVE NW
Owner: ELIZABETH K ELLIS * Owner's Address: 4614 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4736

Square Suffix and Lot: 3306 0034 * Lot Address: 4612 NEW HAMPSHIRE AVE NW
Owner: JOHN W GREEN JR * Owner's Address: 4612 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4736

Square Suffix and Lot: 3306 0035 * Lot Address: 4610 NEW HAMPSHIRE AVE NW
Owner: THEODORE OLIVER JR * Owner's Address: 4610 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4736

Square Suffix and Lot: 3306 0036 * Lot Address: 4608 NEW HAMPSHIRE AVE NW
Owner: EDMOND VILLATE * Owner's Address: 4608 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4736

Square Suffix and Lot: 3306 0037 * Lot Address: 4606 NEW HAMPSHIRE AVE NW
Owner: COLLEEN E BROWN * Owner's Address: 4927 4TH ST NW WASHINGTON, DC 20011-6104

Square Suffix and Lot: 3306 0038 * Lot Address: 4604 NEW HAMPSHIRE AVE NW
Owner: LOIS JOHNSON * Owner's Address: 1425 MORSE ST NE WASHINGTON, DC 20002-3947

Square Suffix and Lot: 3306 0039 * Lot Address: 4602 NEW HAMPSHIRE AVE NW
Owner: SHIRLEY M MURRAY * Owner's Address: 4602 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4736

Square Suffix and Lot: 3306 0040 * Lot Address: 4600 NEW HAMPSHIRE AVE NW
Owner: C W MARSON SR * Owner's Address: 4600 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4736

Square Suffix and Lot: 3306 0047 * Lot Address: 4634 NEW HAMPSHIRE AVE NW
Owner: COLLINS LYNETTE A * Owner's Address: 3821 20TH ST NE WASHINGTON, DC 20018-3039

Square Suffix and Lot: 3306 0048 * Lot Address: 4630 NEW HAMPSHIRE AVE NW
Owner: CHRISTOPHER A ALEXANDER * Owner's Address: 4630 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4752

Square Suffix and Lot: 3306 0047 * Lot Address: 4517 NEW HAMPSHIRE AVE NW
Owner: CLINTON T DAVIS * Owner's Address: 4517 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4759

Square Suffix and Lot: 3306 0048 * Lot Address: 4519 NEW HAMPSHIRE AVE NW
Owner: GLEASON O WOOD * Owner's Address: 4519 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4759

Square Suffix and Lot: 3306 0049 * Lot Address: 4521 NEW HAMPSHIRE AVE NW
Owner: EARL G DOUGLAS * Owner's Address: 4521 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4759

Square Suffix and Lot: 3306 0050 * Lot Address: 4523 NEW HAMPSHIRE AVE NW
Owner: PEARL W BASSARD * Owner's Address: 4523 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4759

Square Suffix and Lot: 3306 0051 * Lot Address: 4525 NEW HAMPSHIRE AVE NW

Owner: WILLIAM G HAYDEN * Owner's Address: 4525 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4759

Square Suffix and Lot: 3308 0052 * Lot Address: 4527 NEW HAMPSHIRE AVE NW

Owner: DANIEL S FOWLER * Owner's Address: 4527 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4759

Square Suffix and Lot: 3308 0053 * Lot Address: 4529 NEW HAMPSHIRE AVE NW

Owner: WINSTON ROWE * Owner's Address: 50 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3308 0054 * Lot Address: 4531 NEW HAMPSHIRE AVE NW

Owner: JAMES S SWANN * Owner's Address: 8805 ROYAL CREST DR ADELPHI, MD 20783-2048

Square Suffix and Lot: 3308 0055 * Lot Address: 0318 BUCHANAN ST NW

Owner: DAVID G HAWTHORNE * Owner's Address: 318 BUCHANAN ST NW WASHINGTON, DC 20011-4726

Square Suffix and Lot: 3308 0056 * Lot Address: 316 BUCHANAN ST NW

Owner: DARRYL L SMITH REVOCABLE LIVING TRUST * Owner's Address: 316 BUCHANAN ST NW WASHINGTON, DC 20011-4726

Square Suffix and Lot: 3308 0057 * Lot Address: 314 BUCHANAN ST NW

Owner: BETTYE J VALDEZ * Owner's Address: 314 BUCHANAN ST NW WASHINGTON, DC 20011-4726

Square Suffix and Lot: 3308 0058 * Lot Address: 312 BUCHANAN ST NW

Owner: FELICIA M VALDEZ * Owner's Address: 312 BUCHANAN ST NW WASHINGTON, DC 20011-4726

Square Suffix and Lot: 3308 0059 * Lot Address: 310 BUCHANAN ST NW

Owner: LEROY PROCTOR * Owner's Address: 310 BUCHANAN ST NW WASHINGTON, DC 20011-4726

Square Suffix and Lot: 3308 0062 * Lot Address: 301 ALLISON ST NW

Owner: SAMUEL HAGINS * Owner's Address: 301 ALLISON ST NW WASHINGTON, DC 20011-7307

Square Suffix and Lot: 3308 0063 * Lot Address: 303 ALLISON ST NW

Owner: RONALD E HAMPTON * Owner's Address: 303 ALLISON ST NW WASHINGTON, DC 20011-7307

Square Suffix and Lot: 3308 0064 * Lot Address: 305 ALLISON ST NW

Owner: LOUIS C DAVIS JR * Owner's Address: 305 ALLISON ST NW WASHINGTON, DC 20011-7307

Square Suffix and Lot: 3308 0065 * Lot Address: 307 ALLISON ST NW

Owner: MELINDA RUTH COOLIDGE TRUSTEE * Owner's Address: 30 RITCHIE AVE SILVER SPRING, MD 20910-5110

Square Suffix and Lot: 3308 0066 * Lot Address: 309 ALLISON ST NW

Owner: PATRICE DAVIS * Owner's Address: 309 ALLISON ST NW WASHINGTON, DC 20011-7307

Square Suffix and Lot: 3308 0067 * Lot Address: 311 ALLISON ST NW

Owner: CATALAN Z DEMATTIES * Owner's Address: 311 ALLISON ST NW WASHINGTON, DC 20011-7307

Square Suffix and Lot: 3308 0068 * Lot Address: 313 ALLISON ST NW

Owner: PHILLIP S MCCORMICK * Owner's Address: 313 ALLISON ST NW WASHINGTON, DC 20011-7307

Square Suffix and Lot: 3308 0069 * Lot Address: 315 ALLISON ST NW

Owner: KENT SPRINGFIELD * Owner's Address: 315 ALLISON ST NW WASHINGTON, DC 20011-7307

Square Suffix and Lot: 3308 0070 * Lot Address: 317 ALLISON ST NW

Owner: JOAN JOHNSON * Owner's Address: 317 ALLISON ST NW WASHINGTON, DC 20011-7307

Square Suffix and Lot: 3308 0071 * Lot Address: 319 ALLISON ST NW

Owner: LINCOLN B LEE * Owner's Address: 319 ALLISON ST NW WASHINGTON, DC 20011-7307

Square Suffix and Lot: 3308 0074 * Lot Address: 325 ALLISON ST NW

Owner: SARA TEWOLDE * Owner's Address: 325 ALLISON ST NW WASHINGTON, DC 20011-7307

Square Suffix and Lot: 3308 0814 * Lot Address: 0308 BUCHANAN ST NW

Owner: KEVIN M YOUNG * Owner's Address: 308 BUCHANAN ST NW WASHINGTON, DC 20011-4726

Square Suffix and Lot: 3308 0815 * Lot Address: BUCHANAN ST NW
Owner: HARRIS SHAPERO * Owner's Address: UNKNOWN ADDRESS WASHINGTON, DC 20002

Square Suffix and Lot: 3308 0816 * Lot Address: 0318 BUCHANAN ST NW
Owner: DAVID G HAWTHORNE * Owner's Address: 318 BUCHANAN ST NW WASHINGTON, DC 20011-4726

Square Suffix and Lot: 3308 0818 * Lot Address: 0318 BUCHANAN ST NW
Owner: DANIEL S FOWLER * Owner's Address: 4527 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4759

Square Suffix and Lot: 3308 0823 * Lot Address: 0321 ALLISON ST NW
Owner: MARIAN O WILLIAMS * Owner's Address: 5722 3RD PL NW WASHINGTON, DC 20011-2105

Square Suffix and Lot: 3308 0824 * Lot Address: 0323 ALLISON ST NW
Owner: KURT BECKER * Owner's Address: 323 ALLISON ST NW WASHINGTON, DC 20011-7307

Square Suffix and Lot: 3308 0819 * Lot Address: 0318 BUCHANAN ST NW
Owner: WINSTON ROWE * Owner's Address: 50 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3309 0092 * Lot Address: 300 ALLISON ST NW
Owner: REGINA M HARGROVE * Owner's Address: 300 ALLISON ST NW WASHINGTON, DC 20011-7308

Square Suffix and Lot: 3309 0093 * Lot Address: 4424 3RD ST NW
Owner: SANDRA L WILSON * Owner's Address: 4424 3RD ST NW WASHINGTON, DC 20011-7318

Square Suffix and Lot: 3309 0094 * Lot Address: 4422 3RD ST NW
Owner: JACOB T LADEN * Owner's Address: 4422 3RD ST NW WASHINGTON, DC 20011-7318

Square Suffix and Lot: 3309 0095 * Lot Address: 4420 3RD ST NW
Owner: LEROY W WILSON * Owner's Address: 4420 3RD ST NW WASHINGTON, DC 20011-7318

Square Suffix and Lot: 3319 0013 * Lot Address: 111 WEBSTER ST NW
Owner: SHONDA L HUERY * Owner's Address: 111 WEBSTER ST NW WASHINGTON, DC 20011-7324

Square Suffix and Lot: 3319 0014 * Lot Address: 113 WEBSTER ST NW
Owner: MARLSA UCHIN * Owner's Address: 118 WEBSTER ST NW WASHINGTON, DC 20011-7325

Square Suffix and Lot: 3319 0015 * Lot Address: 115 WEBSTER ST NW
Owner: WILBERT H GRANDY SR * Owner's Address: 115 WEBSTER ST NW WASHINGTON, DC 20011-7324

Square Suffix and Lot: 3319 0016 * Lot Address: 117 WEBSTER ST NW
Owner: NATALIE L LYONS * Owner's Address: 117 WEBSTER ST NW WASHINGTON, DC 20011-7324

Square Suffix and Lot: 3319 0017 * Lot Address: 119 WEBSTER ST NW
Owner: CHRISTOPHER G ROBERTS * Owner's Address: 119 WEBSTER ST NW WASHINGTON, DC 20011-7324

Square Suffix and Lot: 3319 0018 * Lot Address: 121 WEBSTER ST NW
Owner: JOSEPH ALCOCK * Owner's Address: 121 WEBSTER ST NW WASHINGTON, DC 20011-7324

Square Suffix and Lot: 3319 0019 * Lot Address: 123 WEBSTER ST NW
Owner: ROBERT L BROWN * Owner's Address: 123 WEBSTER ST NW WASHINGTON, DC 20011-7324

Square Suffix and Lot: 3319 0020 * Lot Address: 125 WEBSTER ST NW
Owner: KANU INVESTMENT LLC * Owner's Address: 125 WEBSTER ST NW WASHINGTON, DC 20011-7324

Square Suffix and Lot: 3319 0046 * Lot Address: 131 WEBSTER ST NW
Owner: THYRA A RILEY * Owner's Address: 1731 HOLLY ST NW WASHINGTON, DC 20012-1106

Square Suffix and Lot: 3319 0047 * Lot Address: 133 WEBSTER ST NW
Owner: THYRA A RILEY * Owner's Address: 1731 HOLLY ST NW WASHINGTON, DC 20012-1106

Square Suffix and Lot: 3319 0048 * Lot Address: 201 WEBSTER ST NW
Owner: STEVE A MITCHELL * Owner's Address: 201 WEBSTER ST NW WASHINGTON, DC 20011-7326

Square Suffix and Lot: 3319 0049 * Lot Address: 203 WEBSTER ST NW
Owner: BROOKE MCKIE * Owner's Address: 203 WEBSTER ST NW WASHINGTON, DC 20011-7326

Square Suffix and Lot: 3319 0050 * Lot Address: 205 WEBSTER ST NW
Owner: MICHELE T BAILEY * Owner's Address: 205 WEBSTER ST NW WASHINGTON, DC 20011-7326

Square Suffix and Lot: 3319 0051 * Lot Address: 207 WEBSTER ST NW
Owner: DOROTHY N GALLOWAY * Owner's Address: 207 WEBSTER ST NW WASHINGTON, DC 20011-7326

Square Suffix and Lot: 3319 0052 * Lot Address: 209 WEBSTER ST NW
Owner: DENISE K ROPER * Owner's Address: 6532 7TH ST NW WASHINGTON, DC 20012-2622

Square Suffix and Lot: 3319 0053 * Lot Address: 211 WEBSTER ST NW
Owner: TOBY CUNEY * Owner's Address: 211 WEBSTER ST NW # 223 WASHINGTON, DC 20011-7326

Square Suffix and Lot: 3319 0054 * Lot Address: 213 WEBSTER ST NW
Owner: SHEILA D MARSHALL * Owner's Address: 213 WEBSTER ST NW WASHINGTON, DC 20011-7326

Square Suffix and Lot: 3319 0055 * Lot Address: 215 WEBSTER ST NW
Owner: ARCHIE BLAIR * Owner's Address: 215 WEBSTER ST NW WASHINGTON, DC 20011-7326

Square Suffix and Lot: 3319 0056 * Lot Address: 217 WEBSTER ST NW
Owner: GERALDINE H PORTIS * Owner's Address: 217 WEBSTER ST NW WASHINGTON, DC 20011-7326

Square Suffix and Lot: 3319 0072 * Lot Address: 4411 3RD ST NW
Owner: BERNICE ROEBUCK * Owner's Address: 4411 3RD ST NW WASHINGTON, DC 20011-7317

Square Suffix and Lot: 3319 0073 * Lot Address: 4413 3RD ST NW
Owner: BENEDICT UGOEZE * Owner's Address: 4413 3RD ST NW WASHINGTON, DC 20011-7317

Square Suffix and Lot: 3319 0074 * Lot Address: 4415 3RD ST NW
Owner: YOLANDA LUSANE * Owner's Address: 4415 3RD ST NW WASHINGTON, DC 20011-7317

Square Suffix and Lot: 3319 0075 * Lot Address: 4417 3RD ST NW
Owner: RODERIC H ALLSOPP * Owner's Address: 11000 LOPA LN NORTH POTOMAC, MD 20878-2543

Square Suffix and Lot: 3319 0076 * Lot Address: 4419 3RD ST NW
Owner: 4419 3RD STREET NW LLC * Owner's Address: 11110 SUNSET HILLS RD UNIT RESTON, VA 20195-8102

Square Suffix and Lot: 3319 0077 * Lot Address: 4421 3RD ST NW
Owner: ANGELA M VESSELS * Owner's Address: 4421 3RD ST NW WASHINGTON, DC 20011-7317

Square Suffix and Lot: 3319 0078 * Lot Address: 4423 3RD ST NW
Owner: HIRAM K POWERS-HEAVEN * Owner's Address: 4423 3RD ST NW WASHINGTON, DC 20011-7317

Square Suffix and Lot: 3319 0079 * Lot Address: 4425 3RD ST NW
Owner: EMMANUEL O EBIRINGA * Owner's Address: 4425 3RD ST NW WASHINGTON, DC 20011-7317

Square Suffix and Lot: 3319 0080 * Lot Address: 4427 3RD ST NW
Owner: ROMONA JOAQUIN-GILL * Owner's Address: 4427 3RD ST NW WASHINGTON, DC 20011-7317

Square Suffix and Lot: 3319 0081 * Lot Address: 4429 3RD ST NW
Owner: ROSA SUBER * Owner's Address: 4429 3RD ST NW WASHINGTON, DC 20011-7317

Square Suffix and Lot: 3319 0082 * Lot Address: 4431 3RD ST NW
Owner: DWIGHT BAILEY * Owner's Address: 4431 3RD ST NW WASHINGTON, DC 20011-7317

Square Suffix and Lot: 3319 0091 * Lot Address: 223 WEBSTER ST NW
Owner: BRIDGET R SMITH * Owner's Address: 6600 LUZON AVE NW WASHINGTON, DC 20012-3022

Square Suffix and Lot: 3319 0090 * Lot Address: 220 ALLISON ST NW

Owner: ALLISON APARTMENTS LLC C/O ANTHONY THOMPSON * Owner's Address: 3904 INGOMAR ST NW
WASHINGTON, DC 20015-1916

Square Suffix and Lot: 3319 0824 * Lot Address: 0129 WEBSTER ST NW
Owner: WEBSTER LLC * Owner's Address: 6901 4TH ST NW WASHINGTON, DC 20012-1903

Square Suffix and Lot: 3319 0818 * Lot Address: 0109 WEBSTER ST NW
Owner: LILLIE O CONNOR * Owner's Address: 109 WEBSTER ST NW WASHINGTON, DC 20011-7324

Square Suffix and Lot: 3321 0046 * Lot Address: 5 ROCK CREEK CHURCH RD NW
Owner: H P WILLIAMS * Owner's Address: 5 ROCK CREEK CHURCH RD NW WASHINGTON, DC 20011-6005

Square Suffix and Lot: 3321 0047 * Lot Address: 7 ROCK CREEK CHURCH RD NW
Owner: C E WILLIAMS * Owner's Address: 7 ROCK CREEK CHURCH RD NW WASHINGTON, DC 20011-6005

Square Suffix and Lot: 3321 0048 * Lot Address: 9 ROCK CREEK CHURCH RD NW
Owner: BARBARA A BUTLER * Owner's Address: 9 ROCK CREEK CHURCH RD NW WASHINGTON, DC 20011-6005

Square Suffix and Lot: 3321 0049 * Lot Address: 11 ROCK CREEK CHURCH RD NW
Owner: ANDRELLA D JAMES * Owner's Address: 11 ROCK CREEK CHURCH RD NW WASHINGTON, DC 20011-6005

Square Suffix and Lot: 3321 0050 * Lot Address: 13 ROCK CREEK CHURCH RD NW
Owner: BERTHA WASHINGTON * Owner's Address: 13 ROCK CREEK CHURCH RD NW WASHINGTON, DC 20011-6005

Square Suffix and Lot: 3321 0065 * Lot Address: 130 WEBSTER ST NW
Owner: WEBSTER GARDENS LP * Owner's Address: 4115 WISCONSIN AVE NW APT 210 WASHINGTON, DC 20016-2857

Square Suffix and Lot: 3321 0066 * Lot Address: 128 WEBSTER ST NW
Owner: WEBSTER GARDENS LP * Owner's Address: 4115 WISCONSIN AVE NW APT 210 WASHINGTON, DC 20016-2857

Square Suffix and Lot: 3321 0067 * Lot Address: 126 WEBSTER ST NW
Owner: WEBSTER GARDENS LP * Owner's Address: 4115 WISCONSIN AVE NW APT 210 WASHINGTON, DC 20016-2857

Square Suffix and Lot: 3321 0068 * Lot Address: 124 WEBSTER ST NW
Owner: WEBSTER GARDENS LP * Owner's Address: 4115 WISCONSIN AVE NW APT 210 WASHINGTON, DC 20016-2857

Square Suffix and Lot: 3321 0069 * Lot Address: 122 WEBSTER ST NW
Owner: BERND D KIEKEBUSCH-STEINITZ * Owner's Address: 9329 ANGELINA CIR COLUMBIA, MD 21046-5109

Square Suffix and Lot: 3321 0070 * Lot Address: 1 ROCK CREEK CHURCH RD NW
Owner: SHIRLEY A MCCALL * Owner's Address: 1 ROCK CREEK CHURCH RD NW WASHINGTON, DC 20011-6005

Square Suffix and Lot: 3321 0071 * Lot Address: 3 ROCK CREEK CHURCH RD NW
Owner: EXUM R ROBERTS * Owner's Address: 3 ROCK CREEK CHURCH RD NW WASHINGTON, DC 20011-6005

Square Suffix and Lot: 3321 0800 * Lot Address: NW
Owner: DISTRICT OF COLUMBIA C/O SUITE 307 * Owner's Address: 1350 PENNSYLVANIA AVE NW
WASHINGTON, DC 20004-3003

Square Suffix and Lot: 3323 0012 * Lot Address: 222 EMERSON ST NW
Owner: LORRAINE B PURNELL * Owner's Address: 222 EMERSON ST NW WASHINGTON, DC 20011-4108

Square Suffix and Lot: 3323 0013 * Lot Address: 220 EMERSON ST NW
Owner: BARBARA D WILLIS * Owner's Address: 220 EMERSON ST NW WASHINGTON, DC 20011-4108

Square Suffix and Lot: 3323 0014 * Lot Address: 218 EMERSON ST NW
Owner: BOBBIE A MYRICK * Owner's Address: 218 EMERSON ST NW WASHINGTON, DC 20011-4108

Square Suffix and Lot: 3323 0015 * Lot Address: 216 EMERSON ST NW
Owner: PAUL T ESPOSITO * Owner's Address: 3213 ADAMS MILL RD NW WASHINGTON, DC 20010-1008

Square Suffix and Lot: 3323 0016 * Lot Address: 214 EMERSON ST NW
Owner: KRISTIN DEMENT * Owner's Address: 214 EMERSON ST NW WASHINGTON, DC 20011-4108

Square Suffix and Lot: 3323 0017 * Lot Address: 212 EMERSON ST NW
Owner: ZE P GUO * Owner's Address: 212 EMERSON ST NW WASHINGTON, DC 20011-4108

Square Suffix and Lot: 3323 0018 * Lot Address: 210 EMERSON ST NW
Owner: CORNELL REESE * Owner's Address: 210 EMERSON ST NW WASHINGTON, DC 20011-4108

Square Suffix and Lot: 3323 0019 * Lot Address: 208 EMERSON ST NW
Owner: CHARNITA L BROCK * Owner's Address: 208 EMERSON ST NW WASHINGTON, DC 20011-4108

Square Suffix and Lot: 3323 0020 * Lot Address: 206 EMERSON ST NW
Owner: PHILLIP L LOOSLI * Owner's Address: 206 EMERSON ST NW WASHINGTON, DC 20011-4108

Square Suffix and Lot: 3323 0021 * Lot Address: 4801 3RD ST NW
Owner: GASHAW KERSIMA * Owner's Address: 6 SCHUBERT CT SILVER SPRING, MD 20904-6841

Square Suffix and Lot: 3323 0022 * Lot Address: 4805 3RD ST NW
Owner: LUCY M HERNDON TRUSTEE * Owner's Address: 4805 3RD ST NW WASHINGTON, DC 20011-4776

Square Suffix and Lot: 3323 0023 * Lot Address: 4809 3RD ST NW
Owner: LEONARD J SMALL * Owner's Address: 1814 ERLIN RD ELKINS PARK, PA 19027-1063

Square Suffix and Lot: 3323 0032 * Lot Address: 4832 NEW HAMPSHIRE AVE NW
Owner: JUAN E FERMAN * Owner's Address: 4832 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4130

Square Suffix and Lot: 3323 0033 * Lot Address: 4828 NEW HAMPSHIRE AVE NW
Owner: ROSA MESA * Owner's Address: 4828 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4123

Square Suffix and Lot: 3323 0034 * Lot Address: 4824 NEW HAMPSHIRE AVE NW
Owner: ABDUL ZAFAR * Owner's Address: 4824 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4141

Square Suffix and Lot: 3323 0035 * Lot Address: 4820 NEW HAMPSHIRE AVE NW
Owner: JOSE E BORJAS * Owner's Address: 4820 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4102

Square Suffix and Lot: 3323 0038 * Lot Address: 4840 NEW HAMPSHIRE AVE NW
Owner: BOWE FAMILY TRUST * Owner's Address: 3506 E WEST HWY CHEVY CHASE, MD 20815-5955

Square Suffix and Lot: 3323 0039 * Lot Address: 4836 NEW HAMPSHIRE AVE NW
Owner: HENRY A WISE JR TRUSTEE & R WISE TRUSTEE C/O THE BARAC CO * Owner's Address: 6901 4TH ST NW WASHINGTON, DC 20012-1967

Square Suffix and Lot: 3323 0040 * Lot Address: 4816 NEW HAMPSHIRE AVE NW
Owner: NICOLE L DOLLISON-BLAKE * Owner's Address: 1607 CRITTENDEN ST NW WASHINGTON, DC 20011-4217

Square Suffix and Lot: 3323 0041 * Lot Address: 4812 NEW HAMPSHIRE AVE NW
Owner: DEXTER PRICE JR * Owner's Address: 4812 NEW HAMPSHIRE AVE NW WASHINGTON, DC 20011-4100

Square Suffix and Lot: 3320 0001 * Lot Address: ALLISON ST
Owner: JOHN DOE * Owner's Address: 31 ROCK CREEK CHURCH RD NW WASHINGTON, DC 20011-6005

Square Suffix and Lot: 3308 0821 * Lot Address: NW
Owner: CARLOS A MIRANDA * Owner's Address: 4404 PENNWOOD RD BRENTWOOD, MD 20722-1525

Square Suffix and Lot: 3401 0054 * Lot Address: 24 FARRAGUT PI NW

Owner: JIMMA D GENET * Owner's Address: 24 FARRAGUT PL NW WASHINGTON, DC 20011-3308

Square Suffix and Lot: 3689 0800 * Lot Address: 4811 NORTH CAPITOL ST NE

Owner: 4811 TIVOLI GARDEN LLC * Owner's Address: 6931 ARLINGTON RD STE 560 BETHESDA, MD 20814-7218

Square Suffix and Lot: PAR 01240089 * Lot Address: 4919 NORTH CAPITOL ST NE

Owner: SHRAYA & PAVIT FAMILY TRUST * Owner's Address: 5022 WARREN ST NW WASHINGTON, DC 20016-4370

Square Suffix and Lot: PAR 01240114 * Lot Address: 4921 NORTH CAPITOL ST NE

Owner: ALEXIS RICHBURG * Owner's Address: 4921 N CAPITOL ST NE WASHINGTON, DC 20011-6707

Square Suffix and Lot: PAR 01110037 * Lot Address: 0201 ALLISON ST NW

Owner: ROCK CREEK PARISH CEMETERY * Owner's Address: WEBSTER AND ROCK CK CH RD NW WASHINGTON, DC 20011

Square Suffix and Lot: 3401 2002 * Lot Address: 5041 1ST ST NW Unit: 2

Owner: CIRCE TORRUELLAS * Owner's Address: 5041 1ST ST NW APT 2 WASHINGTON, DC 20011-3370

Square Suffix and Lot: 3401 2003 * Lot Address: 5041 1ST ST NW Unit: 3

Owner: KIMBERLY G OFOBIKE * Owner's Address: 5041 1ST ST NW APT 3 WASHINGTON, DC 20011-3370

Square Suffix and Lot: 3401 2004 * Lot Address: 5041 1ST ST NW Unit: 4

Owner: DENNIS A LEWIS * Owner's Address: 5041 1ST ST NW # 4 WASHINGTON, DC 20011-3335

Square Suffix and Lot: 3401 2005 * Lot Address: 5041 1ST ST NW Unit: 5

Owner: NKEMJINA OFODILE * Owner's Address: 5041 1ST ST NW APT 5 WASHINGTON, DC 20011-3370

Square Suffix and Lot: 3401 2006 * Lot Address: 5041 1ST ST NW Unit: 6

Owner: AITALOHI AMAIZE * Owner's Address: 5041 1ST ST NW APT 6 WASHINGTON, DC 20011-3370

Square Suffix and Lot: 3401 2007 * Lot Address: 5041 1ST ST NW Unit: 7

Owner: NATALYA ROMANYCHEVA * Owner's Address: 5041 1ST ST NW # 7 WASHINGTON, DC 20011-3335

Square Suffix and Lot: 3401 2008 * Lot Address: 5041 1ST ST NW Unit: 8

Owner: HASSAN T SYMES * Owner's Address: 5041 1ST ST NW WASHINGTON, DC 20011-3335

Square Suffix and Lot: 3401 2009 * Lot Address: 5041 1ST ST NW Unit: 9

Owner: KAI E WILSON * Owner's Address: 5041 1ST ST NW APT 9 WASHINGTON, DC 20011-3371

Square Suffix and Lot: 3401 2010 * Lot Address: 5041 1ST ST NW Unit: 10

Owner: BENJAMIN P OLSON * Owner's Address: 5041 1ST ST NW APT 10 WASHINGTON, DC 20011-3371

Square Suffix and Lot: 3401 2011 * Lot Address: 5041 1ST ST NW Unit: 11

Owner: SARARUTH DELICE * Owner's Address: 5041 1ST ST NW APT 11 WASHINGTON, DC 20011-3371

Square Suffix and Lot: 3401 2012 * Lot Address: 5041 1ST ST NW Unit: 12

Owner: JESSE RENTERIA * Owner's Address: 5041 1ST ST NW # 12 WASHINGTON, DC 20011-3335

Square Suffix and Lot: 3401 2013 * Lot Address: 5041 1ST ST NW Unit: 13

Owner: JESSICA CUNNINGHAM * Owner's Address: 5041 1ST ST NW APT 13 WASHINGTON, DC 20011-3371

Square Suffix and Lot: RES 04130000 * Lot Address:

Owner: * Owner's Address:

Square Suffix and Lot: RES 05850000 * Lot Address:

Owner: * Owner's Address:

Square Suffix and Lot: RES 04030000 * Lot Address:

Owner: * Owner's Address:

Square Suffix and Lot: RES 04030000 * Lot Address:

Owner * Owner's Address.

Square Suffix and Lot: 3401 2014 * Lot Address: 5005 1ST ST

Owner: JORDANY NUNEZ * Owner's Address: 7529 SPRING LAKE DR APT D1 BETHESDA, MD 20817-6560

Square Suffix and Lot: 3401 2015 * Lot Address: 5005 1ST ST

Owner: JORDANY NUNEZ * Owner's Address: 7529 SPRING LAKE DR APT D1 BETHESDA, MD 20817-6560

Square Suffix and Lot: 3401 2016 * Lot Address: 5005 1ST ST

Owner: JORDANY NUNEZ * Owner's Address: 7529 SPRING LAKE DR APT D1 BETHESDA, MD 20817-6560

Square Suffix and Lot: 3401 2017 * Lot Address: 5005 1ST ST

Owner: JORDANY NUNEZ * Owner's Address: 7529 SPRING LAKE DR APT D1 BETHESDA, MD 20817-6560

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18 HAWAII AVE NE
WASHINGTON, DC 20011-4905

MARLO TURIOS
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4819 N CAPITOL ST NE
WASHINGTON, DC 20011-6723

IRENE M MOORE
4821 N CAPITOL ST NE
WASHINGTON, DC 20011-6723

MARK V BAFPANTZ
1 CRITTENDEN ST NE
WASHINGTON, DC 20011-6719

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WASHINGTON, DC 20011-6725

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WASHINGTON, DC 20018-2731

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2120 L ST NW STE 800
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ELAINE E MILLER C/O GELMAN CO
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ELAINE G MILLER
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ELAINE G MILLER C/O GELMAN
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BRIAR MANOR APARTMENTS LLC
437 NEW YORK AVE NW APT 1207
WASHINGTON, DC 20001-4762

BRIAR MANOR APARTMENTS LLC
437 NEW YORK AVE NW APT 1207
WASHINGTON, DC 20001-4762

COLUMBIA GARDENS APARTMENTS
LLC
437 NEW YORK AVE NW APT 1207
WASHINGTON, DC 20001-4762

4825 NORTH CAPITOL ST NE LLC C/O
NOVO
519 11TH ST SE
WASHINGTON, DC 20003-2831

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TRUAT C/O EUGENE HAMPTON
6523 MEDWICK DR
HYATTSVILLE, MD 20783-5021

STEVEN F LEE
4835 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20011-4139

NORMAN CHICHESTER
4839 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20011-4143

CECELIA L GREEN-CAMPBELL
4843 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20011-4144

JOYCE S HARRIS
13407 HILLROD LN
UPPER MARLBORO, MD 20774-1969

LAJUAN DAVIS
112 EMERSON ST NW
WASHINGTON, DC 20011-3383

HAILE A GEBREKIRO
4901 1ST ST NW
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SONJA D DOLLISON
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1110 BRANTFORD AVE
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BETTE D WOODEN
810 IRVING ST NE
WASHINGTON, DC 20017-3418

HAROLD L COLLINS
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WASHINGTON, DC 20018-8559

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11303 AMHERST AVE STE 4
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4917 1ST ST NW
WASHINGTON, DC 20011-3354

IYOB GEBREYOHANNES
4913 1ST ST NW APT 3
WASHINGTON, DC 20011-3353

GRISELDA MARTINEZ
4908 1ST ST NW
WASHINGTON, DC 20011-3352

YANA V BREIDING
5041 1ST ST NW APT 1
WASHINGTON, DC 20011-3370

5031 FIRST TRUSTEE LLC
12154 DARNESTOWN RD # 216
GAITHERSBURG, MD 20878-2208

LOUIS G TAYLOR
1332 VAN BUREN ST NW
WASHINGTON, DC 20012-2930

GLENROY A PHILLIP TRUSTEE
8903 GLENVILLE RD
SILVER SPRING, MD 20901-3847

SHAWN ROSS
5013 1ST ST NW
WASHINGTON, DC 20011-3342

CLAUDIA N SIMMONS
1808 AUGUST DR
SILVER SPRING, MD 20902-4014

BENJAMIN J BROWN
5021 1ST ST NW
WASHINGTON, DC 20011-3344

INELL P TAYLOR
1332 VAN BUREN ST NW
WASHINGTON, DC 20012-2930

O M BROWN
1504 PORTAL DR NW
WASHINGTON, DC 20012-1222

CESARION D DIAZ
70 FARRAGUT PL NW
WASHINGTON, DC 20011-3308

NAIMA DOZIER
430 MISSOURI AVE NW APT 101
WASHINGTON, DC 20011-2158

ROBINSON PROPERTY MANAGEMENT
INC
1737 VARNUM ST NW
WASHINGTON, DC 20011-4207

STEPHEN DOWNING
301 G ST SW APT 708
WASHINGTON, DC 20024-3133

EILEEN CONNEELY
62 FARRAGUT PL NW
WASHINGTON, DC 20011-3308

LAVERN C SPEARS
60 FARRAGUT PL NW
WASHINGTON, DC 20011-3308

YARED SAHELE
58 FARRAGUT PL NW
WASHINGTON, DC 20011-3308

R W KING
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WASHINGTON, DC 20012-1517

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54 FARRAGUT PL NW
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ARLINGTON, VA 22204-0920

WINSTON L ROWE
50 FARRAGUT PL NW
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MARIO C BREWSTER
48 FARRAGUT PL NW
WASHINGTON, DC 20011-3308

MICHAEL A MENDEZ
46 FARRAGUT PL NW
WASHINGTON, DC 20011-3308

WINSTON ROWE
44 FARRAGUT PL NW
WASHINGTON, DC 20011-3308

R Y THOMAS
42 FARRAGUT PL NW
WASHINGTON, DC 20011-3308

CHRISTOPHER SHYBUT
40 FARRAGUT PL NW
WASHINGTON, DC 20011-3308

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WASHINGTON, DC 20005-0315

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32 FARRAGUT PL NW
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30 FARRAGUT PL NW
WASHINGTON, DC 20011-3308

FLOR DE MARIA ZELAYA
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WASHINGTON, DC 20011-3308

JOSE J MARAVILLA
28 FARRAGUT PL NW
WASHINGTON, DC 20011-3308

CHECHARNA T WILSON
22 FARRAGUT PL NW
WASHINGTON, DC 20011-3308

TUNISIA JOHNSON
20 FARRAGUT PL NW
WASHINGTON, DC 20011-3308

ELWOOD V FORTUNE JR
18 FARRAGUT PL NW
WASHINGTON, DC 20011-3308

CHRISTOPHER MARTIN
18 FARRAGUT PL NW
WASHINGTON, DC 20011-3308

GREGORY L FLIPPINS
14 FARRAGUT PL NW
WASHINGTON, DC 20011-3308

MILAGROS D FISHER
1107 ALLISON ST NW
WASHINGTON, DC 20011-4438

MIGUEL A LOPEZ
10 FARRAGUT PL NW
WASHINGTON, DC 20011-3308

TIMOTHY W WILLIAMS
8 FARRAGUT PL NW
WASHINGTON, DC 20011-3308

FAREEHA KHAWAJA
2418 37TH ST NW
WASHINGTON, DC 20007-1825

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9018 LEVELLE DR
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WASHINGTON, DC 20011-3308

MANUEL G SERRANO
6101 18TH ST NW APT 709
WASHINGTON, DC 20011-1783

STORKEY PITTMAN JR
14722 BRIARLEY PL
UPPR MARLBORO, MD 20774-8845

CLYDE T COBLE
9018 LEVELLE DR
CHEVY CHASE, MD 20815-5808

5051 FIRST TRUSTEE LLC
12154 DARNESTOWN RD # 215
GAITHERSBURG, MD 20878-2208

5055-5057 FIRST TRUSTEE LLC
12154 DARNESTOWN RD # 215
GAITHERSBURG, MD 20878-2208

5061 FIRST TRUSTEE LLC
12154 DARNESTOWN RD # 215
GAITHERSBURG, MD 20878-2208

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108 EMERSON ST NW
WASHINGTON, DC 20011-3382

GEORGE A BROWN SR
3812 TULLYCROSS CT
WHITE PLAINS, MD 20695-3456

EVANGELOS P ESPANOPOULOS C/O
FRED A SMITH CO
730 24TH ST NW STE 19
WASHINGTON, DC 20037-2618

HERBERT EXLER TRUSTEE C/O APT
228
3330 N LEISURE WORLD BLVD
SILVER SPRING, MD 20908-5822

RONALD & SHERRI KABRAN
REVOCABLE TRUST
308 GREENHILL WAY
SILVER SPRING, MD 20904-2884

RONALD D KABRAN TRUSTEE
308 GREENHILL WAY
SILVER SPRING, MD 20904-2884

RONALD D KABRAN TRUSTEE
308 GREENHILL WAY
SILVER SPRING, MD 20904-2884

ELEANOR N FRISHMAN TRUSTEE
5001 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20011-4117

DONG K KIM
312 FLANNERY LN
SILVER SPRING, MD 20904-1285

MI JUNG & TAE HUN INC
312 FLANNERY LN
SILVER SPRING, MD 20904-1285

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ANDREA SCOTT
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JOHNNIE C GREEN
28 GALLATIN ST NW
WASHINGTON, DC 20011-3310

CLAYTON D SCOTT
51 FARRAGUT PL NW
WASHINGTON, DC 20011-3307

KENNETH E ARRINGTON
53 FARRAGUT PL NW
WASHINGTON, DC 20011-3307

R A LINDIE
55 FARRAGUT PL NW
WASHINGTON, DC 20011-3307

PAULINE M BROWN
57 FARRAGUT PL NW
WASHINGTON, DC 20011-3307

KATIE MAILLIER
58 FARRAGUT PL NW
WASHINGTON, DC 20011-3307

BERTHA M HAMMETT
5008 N CAPITOL ST NW
WASHINGTON, DC 20011-6710

ANNETTE CARROLL
8004 N CAPITOL ST NW
WASHINGTON, DC 20011-6710

SAUL BLANCO
5002 N CAPITOL ST NW
WASHINGTON, DC 20011-6710

CHRISTOPHER L REGISTER
5000 N CAPITOL ST NW
WASHINGTON, DC 20011-6710

MARIA AMAYA
4905 1ST ST NW
WASHINGTON, DC 20011-3351

E M OHANYERENWA
4908 1ST ST NW
WASHINGTON, DC 20011-3302

KRISTY JETER-WALL
4804 1ST ST NW
WASHINGTON, DC 20011-3302

CHARLES R SCOTT
4902 1ST ST NW
WASHINGTON, DC 20011-3302

81 ASCENCIO
4900 1ST ST NW
WASHINGTON, DC 20011-3302

RENAY D SULLIVAN
4914 1ST ST NW
WASHINGTON, DC 20011-3302

JOHN C NASH
4912 1ST ST NW
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WASHINGTON, DC 20010-1502

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4938 1ST ST NW
WASHINGTON, DC 20011-3302

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11601 WILLIAM BEANES RD
UPPR MARLBORO, MD 20772-3984

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1421 PRIMROSE RD NW
WASHINGTON, DC 20012-1223

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1809 LINCOLN RD NE
WASHINGTON, DC 20002-2113

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ENTERPRISES
300 DECATUR ST NW
WASHINGTON, DC 20011-4710

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RUDDONE REAL ESTATE
8937 SHADY GROVE CT
GAITHERSBURG, MD 20877-1308

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CAROLYN C JOHNSON
1528 D ST NE
WASHINGTON, DC 20002-6508

4714 NEW HAMPSHIRE AV LLC
11317 ROUEN OR
POTOMAC, MD 20854-3127

HEITMULLER PHILIP C
303 E WAYNE AVE
SILVER SPRING, MD 20901-3809

JAE K JACKSON
1 WALNUT WOOD CT
BLYTHEWOOD, SC 29018-7504

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1731 HOLLY ST NW
WASHINGTON, DC 20012-1105

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EMMET REAL ESTATE INC
2727 FAIRLAWN AVE SE APT B1
WASHINGTON, DC 20019-1038

EUGENE H PHIFTER III
2727 FAIRLAWN AVE SE APT B1
WASHINGTON, DC 20019-1038

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4626 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20011-4738

WILLIAM E WARREN
4624 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20011-4738

SCHWANDA ROUNDTREE
4622 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20011-4738

ALICE L FREEDMAN
4620 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20011-4738

AARON N CAIN
4618 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20011-4738

ROBERT MORGAN
4618 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20011-4738

ELIZABETH K ELLIS
4614 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20011-4738

JOHN W GREEN JR
4612 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20011-4738

THEODORE OLIVER JR
4610 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20011-4738

EDMOND VILLATE
4608 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20011-4738

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4627 4TH ST NW
WASHINGTON, DC 20011-8104

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WASHINGTON, DC 20002-3947

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WASHINGTON, DC 20011-4738

C W MARSON SR
4600 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20011-4738

COLLINS LYNETTE A
3621 20TH ST NE
WASHINGTON, DC 20018-3039

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4630 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20011-4752

CLINTON T DAVIS
4617 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20011-4759

GLEASON O WOOD
4619 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20011-4759

EARL G DOUGLAS
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WASHINGTON, DC 20011-4759

PEARL W BASSARD
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WASHINGTON, DC 20011-4758

WILLIAM G HAYDEN
4525 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20011-4759

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WASHINGTON, DC 20011-4759

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50 FARRAGUT PL NW
WASHINGTON, DC 20011-3308

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ADELPHI, MD 20783-2048

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318 BUCHANAN ST NW
WASHINGTON, DC 20011-4728

DARRYL L SMITH REVOCABLE LIVING
TRUST
316 BUCHANAN ST NW
WASHINGTON, DC 20011-4728

BETTYE J VALDEZ
314 BUCHANAN ST NW
WASHINGTON, DC 20011-4728

FELICIA M VALDEZ
312 BUCHANAN ST NW
WASHINGTON, DC 20011-4728

LEROY PROCTOR
310 BUCHANAN ST NW
WASHINGTON, DC 20011-4728

SAMUEL HAGINS
301 ALLISON ST NW
WASHINGTON, DC 20011-7307

RONALD E HAMPTON
308 ALLISON ST NW
WASHINGTON, DC 20011-7307

LOUIS C DAVIS JR
305 ALLISON ST NW
WASHINGTON, DC 20011-7307

MELINDA RUTH COOLIDGE TRUSTEE
30 RITCHIE AVE
SILVER SPRING, MD 20910-5110

PATRICE DAVIS
308 ALLISON ST NW
WASHINGTON, DC 20011-7307

CATALAN Z DEMATTIES
311 ALLISON ST NW
WASHINGTON, DC 20011-7307

PHILLIP S MCCORMICK
313 ALLISON ST NW
WASHINGTON, DC 20011-7307

KENT SPRINGFIELD
315 ALLISON ST NW
WASHINGTON, DC 20011-7307

JOAN JOHNSON
317 ALLISON ST NW
WASHINGTON, DC 20011-7307

LINCOLN B LEE
319 ALLISON ST NW
WASHINGTON, DC 20011-7307

SARA TEWOLDE
325 ALLISON ST NW
WASHINGTON, DC 20011-7307

KEVIN M YOUNG
308 BUCHANAN ST NW
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REGINA M HARGROVE
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4424 3RD ST NW
WASHINGTON, DC 20011-7316

JACOB T LADEN
4422 3RD ST NW
WASHINGTON, DC 20011-7316

LEROY W WILSON
4420 3RD ST NW
WASHINGTON, DC 20011-7316

SHONDA L HUERY
111 WEBSTER ST NW
WASHINGTON, DC 20011-7324

MARLSA UCHIN
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WASHINGTON, DC 20011-7325

WILBERT H GRANDY SR
115 WEBSTER ST NW
WASHINGTON, DC 20011-7324

NATALIE L LYONS
117 WEBSTER ST NW
WASHINGTON, DC 20011-7324

CHRISTOPHER G ROBERTS
119 WEBSTER ST NW
WASHINGTON, DC 20011-7324

JOSEPH ALCOCK
121 WEBSTER ST NW
WASHINGTON, DC 20011-7324

ROBERT L BROWN
123 WEBSTER ST NW
WASHINGTON, DC 20011-7324

KANU INVESTMENT LLC
125 WEBSTER ST NW
WASHINGTON, DC 20011-7324

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WASHINGTON, DC 20011-7326

MICHELE T BAILEY
208 WEBSTER ST NW
WASHINGTON, DC 20011-7326

DOROTHY N GALLOWAY
207 WEBSTER ST NW
WASHINGTON, DC 20011-7326

DENISE K ROPER
6532 7TH ST NW
WASHINGTON, DC 20012-2622

TOBY CUNEY
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213 WEBSTER ST NW
WASHINGTON, DC 20011-7326

ARCHIE BLAIR
215 WEBSTER ST NW
WASHINGTON, DC 20011-7326

GERALDINE H PORTIS
217 WEBSTER ST NW
WASHINGTON, DC 20011-7326

BERNICE ROEBUCK
4411 3RD ST NW
WASHINGTON, DC 20011-7317

BENEDICT UGOEZE
4413 3RD ST NW
WASHINGTON, DC 20011-7317

YOLANDA LUSANE
4415 3RD ST NW
WASHINGTON, DC 20011-7317

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11000 LOPA LN
NORTH POTOMAC, MD 20878-2543

4419 3RD STREET NW LLC
11110 SUNSET HILLS RD UNIT
RESTON, VA 20185-6102

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4421 3RD ST NW
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4423 3RD ST NW
WASHINGTON, DC 20011-7317

EMMANUEL O EBIRINGA
4425 3RD ST NW
WASHINGTON, DC 20011-7317

ROMONA JOAQUIN-GILL
4427 3RD ST NW
WASHINGTON, DC 20011-7317

ROSA SUBER
4429 3RD ST NW
WASHINGTON, DC 20011-7317

DWIGHT BAILEY
4431 3RD ST NW
WASHINGTON, DC 20011-7317

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3804 INGOMAR ST NW
WASHINGTON, DC 20015-1916

WEBSTER LLC
8801 4TH ST NW
WASHINGTON, DC 20012-1803

LILLIE O CONNOR
109 WEBSTER ST NW
WASHINGTON, DC 20011-7324

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5 ROCK CREEK CHURCH RD NW
WASHINGTON, DC 20011-8005

C E WILLIAMS
7 ROCK CREEK CHURCH RD NW
WASHINGTON, DC 20011-8005

BARBARA A BUTLER
9 ROCK CREEK CHURCH RD NW
WASHINGTON, DC 20011-8005

ANDRELLA D JAMES
11 ROCK CREEK CHURCH RD NW
WASHINGTON, DC 20011-8005

BERTHA WASHINGTON
13 ROCK CREEK CHURCH RD NW
WASHINGTON, DC 20011-8005

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4115 WISCONSIN AVE NW APT 210
WASHINGTON, DC 20016-2857

WEBSTER GARDENS LP
4115 WISCONSIN AVE NW APT 210
WASHINGTON, DC 20016-2857

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4115 WISCONSIN AVE NW APT 210
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WASHINGTON, DC 20011-4108

BOBBIE A MYRICK
218 EMERSON ST NW
WASHINGTON, DC 20011-4108

PAUL T ESPOSITO
3213 ADAMS MILL RD NW
WASHINGTON, DC 20010-1008

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214 EMERSON ST NW
WASHINGTON, DC 20011-4108

ZE P GUO
212 EMERSON ST NW
WASHINGTON, DC 20011-4108

CORNELL REESE
210 EMERSON ST NW
WASHINGTON, DC 20011-4108

CHARNITA L BROCK
208 EMERSON ST NW
WASHINGTON, DC 20011-4108

PHILLIP L LOOSLI
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WASHINGTON, DC 20011-4130

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WASHINGTON, DC 20011-4123

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4824 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20011-4141

JOSE E BORJAS
4820 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20011-4102

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3508 E WEST HWY
CHEVY CHASE, MD 20815-5855

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8801 4TH ST NW
WASHINGTON, DC 20012-1987

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1807 CRITTENDEN ST NW
WASHINGTON, DC 20011-4217

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4811 TIVOLI GARDEN LLC
8831 ARLINGTON RD STE 580
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5022 WARREN ST NW
WASHINGTON, DC 20016-4370

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WASHINGTON, DC 20011-8707

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WEBSTER AND ROCK CK CH RD NW
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5041 1ST ST NW APT 2
WASHINGTON, DC 20011-3370

KIMBERLY G OFOBIKE
5041 1ST ST NW APT 3
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DENNIS A LEWIS
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NKEMJINA OFODILE
5041 1ST ST NW APT 5
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AITALOH AMAIZE
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WASHINGTON, DC 20011-3371

BENJAMIN P OLSON
5041 1ST ST NW APT 10
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SARARUTH DELICE
5041 1ST ST NW APT 11
WASHINGTON, DC 20011-3371

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5041 1ST ST NW # 12
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7529 SPRING LAKE DR APT D1
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7529 SPRING LAKE DR APT D1
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