

Holland & Knight

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Holland & Knight LLP | www.hklaw.com

RECEIVED
D.C. OFFICE OF ZONING
2012 MAY -8 AM 10:06

Christine Moseley Shiker
202.457.7167
christine.shiker@hklaw.com

May 8, 2012

VIA HAND DELIVERY

D.C. Board of Zoning Adjustment
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

Re: Board of Zoning Adjustment Application 18354 (2909 North Capitol Street, NE)
Prehearing Submission

Dear Members of the Board:

On behalf of Maria D. Naranjo, enclosed please find an unbound original and twenty copies of the prehearing submission in support of the above-referenced application for special exception relief.

Should you have any questions regarding this matter, please do not hesitate to have staff contact me.

Sincerely,

HOLLAND & KNIGHT LLP



Christine Moseley Shiker

Enclosures

cc: Arthur Jackson, Office of Planning
Lewis Booker, DDOT
Advisory Neighborhood Commission 5C

(Via Hand Delivery; w/enclosure)
(Via Hand Delivery; w/enclosure)
(Via US Mail; w/enclosure)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18354
EXHIBIT NO. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 18354
EXHIBIT NO. 29

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

RECEIVED
D.C. OFFICE OF ZONING
2012 MAY -8 AM 10: 21

**APPLICATION OF
MARIA D. NARANJO
2909 NORTH CAPITOL STREET, N.E.**

**BZA APPLICATION NO. 18354
HEARING DATE: MAY 22, 2012
ANC 5C**

STATEMENT OF THE APPLICANT

**I.
NATURE OF RELIEF SOUGHT**

This statement is submitted on behalf of the Maria D. Naranjo, as authorized by the owner Fausto Lamboglia, (the "Applicant") in support of its application to the Board of Zoning Adjustment for a special exception from the requirements of the Zoning Regulations pursuant to 11 DCMR §§ 205 and 3104.1 to create a Child Development Center. This relief will allow the Applicant to provide home-based child care for up to twelve children as a Child Development Center at premises located at 2909 North Capitol Street, NE, Washington, D.C. (Square 3500, Lot 0037) (the "Property"), as shown on the attached Exhibit A. The proposed development is appropriate for the Site and not inconsistent with both the Comprehensive Plan and the Zoning Regulations.

**II.
JURISDICTION OF THE BOARD**

The Board of Zoning Adjustment (the "Board") has jurisdiction to grant the special exception relief requested herein pursuant to Section 3104 of the District of Columbia Municipal Regulations ("Zoning Regulations"). 11 DCMR § 3104.

III. **BACKGROUND**

A. Description of the Property

The Property is an approximately 1,488 square foot lot located at 2909 North Capitol Street, N.E. (Lot 37, Square 3500). Square 3500 is bounded by North Capitol Street to the west, Michigan Avenue to the north, Franklin Street to the east, and Girard Street to the south. The Property fronts North Capitol Street and abuts a north-south alley at its rear. The Property is zoned R-3 and is improved with a rowhouse dwelling constructed in or around 1910. Currently, the Applicant operates a Child Development Home pursuant to Home Occupation Permit No. HO 1000443. An enclosed and screened outdoor play area is located in the back of the Property for use by the children.

B. Description of Surrounding Area

The Property is located on the central corridor of North Capitol Street generally at the edge of a residential area. To the west of the Property is the McMillian Reservoir Site and to the northwest is the Veterans Hospital and Children's National Medical Center. The future Land Use Map of the Comprehensive Plan designates the Property and its immediate environs for Moderate Density Residential Use. The area across North Capitol Street is identified for Federal and Institutional Uses.

C. Existing Zoning

The Property is zoned R-3. The R-3 District is designed essentially for row dwellings, but there shall be included in an R-3 District, areas within which row dwellings are mingled with one-family detached dwellings, one-family semi-detached dwellings, and groups of three or more row dwellings. To maintain a family-life environment, permitted related uses are the same in R-3 Districts as in R-1 Districts. While Child Development Homes are permitted as a matter

of right in the R-3 District pursuant to § 202.4 of the Zoning Regulations, a Child Development Center requires approval as a special exception in accordance with § 205 of the Zoning Regulations.

C. Project Description

The Applicant seeks to expand the existing Child Development Home to a Child Development Center with child care for up to twelve children and no more than five employees. The Applicant proposes to incorporate a required parking space at the rear of the row house and modify the existing fenced-in play area accordingly. The location of the modified play area is shown on the plat attached as Exhibit B.

IV.

**THE APPLICANT MEETS THE TEST FOR
SPECIAL EXCEPTION RELIEF TO ALLOW A CHILD DEVELOPMENT CENTER IN
THE R-3 DISTRICT UNDER 11 DCMR § 205**

A. Description of Special Exception Relief Requested

A Child Development Home is permitted in a Residential District as a matter of right pursuant to § 202.4 of the Zoning Regulations. One element of a Child Development Home is that no person is employed other than a member of the caregiver's immediate family residing on the premises. 11 DCMR § 202.4(d). Because the Applicant seeks to expand her child care business to incorporate five employees, all of which will not reside on the premises, the Applicant must seek a special exception pursuant to §§ 205 and 3104.1 to allow a Child Development Center with up to twelve children and five employees (the "Center").

B. Standard for Approving Special Exception Relief

Relief granted through a special exception is presumed appropriate, reasonable and compatible with other uses in the same zoning classification, provided the specific regulatory requirements for the relief requested are met. In reviewing an application for special exception

relief, "[t]he Board's discretion ... is limited to a determination of whether the exception sought meets the requirements of the regulations." *First Baptist Church of Washington v. District of Columbia Board of Zoning Adjustment*, 423 A.2d 695, 701 (D.C. 1981) (quoting *Stewart v. District of Columbia Board of Zoning Adjustment*, 305 A.2d 516, 518 (D.C. 1973)). If the applicant meets its burden, the Board must ordinarily grant the application. *Id.*

C. Standard of Review for Roof Structure Special Exceptions

Section 205 of the Zoning Regulations provides that a special exception for a Child Development Center may be permitted if approved by the Board of Zoning Adjustment, subject to the provisions of Section 205:

§ 205.2: The center or facility shall be capable of meeting all applicable code and licensing requirements.

The Applicant will comply with all code and licensing requirements.

§ 205.3: The center or facility shall be located and designed to create no objectionable traffic condition and no unsafe condition for picking up and dropping off persons in attendance.

The Center's students and staff will be drawn primarily from the immediate neighborhood surrounding the Property, as is currently the case. In addition to parents who will walk their children to and from the Center, the Property is conveniently located near five public bus routes, which can be used by parents, children and employees of the Center. Finally, the Property is located near the intersection of North Capitol Street, N.E. and Girard Street, N.E., and on-street public parking can be safely used by parents or guardians when dropping off and picking up children from the Center without disruption to the flow of traffic in front of or near the Property.

§ 205.4: The center or facility shall provide sufficient off-street parking spaces to meet the reasonable needs of teachers, other employees and visitors.

The Property will provide sufficient parking to meet the demand for the Center, as most of the students and staff will be drawn from the immediate neighborhood. Because the improvements on the Property were constructed in 1910, no parking for the row dwelling was required at the time it was constructed, and thus the Property has one Parking Credit pursuant to the Zoning Administrator. With the provision of five employees for the Center, Section 2101.1 of the Zoning Regulations requires one additional parking space. The Applicant can provide a single complying parking space at the rear of the Property by reducing the size of the enclosed play area as shown on the plat attached at Exhibit B. Accordingly, the Applicant will provide the required parking, which will be sufficient to meet the demand on site.

§ 205.5: The center or facility, 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.

At the rear of the Property, the Applicant has constructed, and attractively screened, an outdoor play area which is currently used by the children at the Child Development Home. While this space will be reduced by the provision of the required parking space, the area will continue to be safe, clean and maintained in an attractive and neat condition by the Applicant. The children of the Center will be provided with opportunities to exercise and play on a daily basis without objectionable impacts on the adjacent or nearby properties.

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

While the Property is already self-contained and screened from adjacent properties, the Board may require special treatment. In addition, as discussed below in Section V, both of the abutting property owners have submitted letters in support of the Center and the proposed expansion.

§ 205.7: Any off-site play area shall be located so as not to result in endangerment to the individuals in attendance at the center or facility in travelling between the play area and the center or facility itself.

The Applicant will not require the use of any off-site play facilities.

§ 205.8: The Board may approve more than one (1) child/elderly development center or adult treatment facility in a square or within one thousand feet (1,000 ft.) of another child/elderly development center or adult day treatment facility 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.

There are two (2) other known child/elderly development centers located within 1,000 ft of the Property which are located respectively at 1 Michigan Avenue, N.W. and 27 Girard Street, N.E. The area within which the Property is located serves not only the residential community, but two (2) large hospitals and two (2) universities. The Center's impact on the community is positive in that it provides individuals who work within these hospitals and universities (as well as individuals who work in other portions of the DC Metropolitan Area) with child care during the work day, as is evidenced by the multiple letters in support for existing users of the Center which are discussed in Section V. Furthermore, against the backdrop of the loud and highly travelled North Capitol Street, which serves as a main artery for traffic to and from downtown DC, the addition of a Center has a very low cumulative impact on existing noise, traffic and operation of the neighborhood.

§ 205.9: Before taking any final action on an application for use as a child/elderly development center or adult day treatment facility, the Board shall submit the application to the D.C. Departments of Transportation and Human Services, the D.C. Office on Aging, and the D.C. Office of Planning for review and written reports.

The Applicant understands that the application has been referred to the appropriate agencies. The Applicant has been in contact with both the Office of Planning and District Department of Transportation to provide information and coordinate site visits for those

agencies' review. In addition, the Applicant is aware of the report in support of the application from the Office of the State Superintendent of Education.

§ 205.10: The referral to the D.C. Department of Human Services shall request advice as to whether the proposed center or facility can meet all licensing requirements set forth in the applicable laws of the District of Columbia.

The Applicant acknowledges that the application will be referred to this agency. The Applicant intends to comply with all licensing requirements for the Center.

V. COMMUNITY SUPPORT

The Applicant is scheduled to present the application to the Stronghold Civic Association at its meeting on May 7, 2012, and to Advisory Neighborhood Commission 5C at its meeting on May 8, 2012. In addition, the Applicant has obtained letters of support from the property owners at 2907 and 2911 North Capitol Streets, the abutting property owners to the south and north respectively in support of the application. Copies of these letters are attached at Exhibit C. In addition, the Applicant has received numerous letters in support from participants in the program in support of the current program and the proposed expansion. Copies of these letters are attached at Exhibit D.

VI. EXHIBITS SUBMITTED IN SUPPORT OF THE APPLICATION

- | | |
|-------------------|--|
| <u>Exhibit A:</u> | A portion of the Zoning Map showing the Site; |
| <u>Exhibit B:</u> | Plat Showing Parking Space and Play Area; |
| <u>Exhibit C:</u> | Letters of Support from Abutting Property Owners; |
| <u>Exhibit D:</u> | Letter of Support from Current Participants in the Center; and |
| <u>Exhibit E:</u> | Outline of Testimony of the Applicant. |

VII.
WITNESS

A. Maria Naranjo/Fernando Gallego, representative of the Applicant

VIII.
CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards for special exception relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests the Board to grant the application.

Respectfully submitted,

HOLLAND & KNIGHT, LLP

By: Christine Moseley Shiker
Christine Moseley Shiker, Esq.

By: Kathleen McManus Bagwell
Kathleen McManus Bagwell, Esq.

2099 Pennsylvania Avenue, N.W.
Suite 100
Washington, D.C. 20006
(202) 955-3000

A



District of Columbia Office of Zoning
EXTRACT OF THE DISTRICT OF COLUMBIA ZONING MAP
May 7, 2012



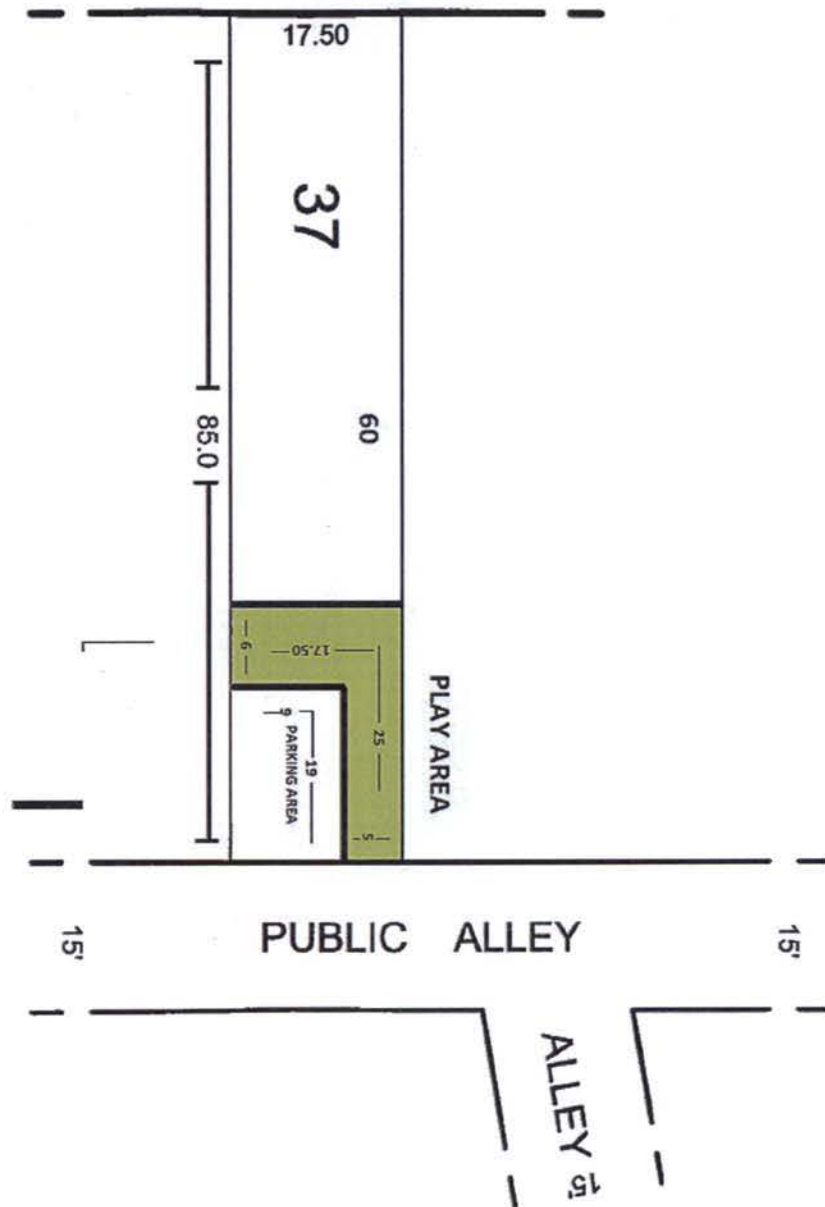
**Zoning
Layers**

Zone Districts	CEA	Pending PUDs
Historic Districts	Campus Plans	PUDs
Overlays Districts	TDRs	Air Rights Zone

To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning at (202) 727-6311.

B

NORTH CAPITOL STREET, N.E.



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April 9, 2012

Board of Zoning Adjustment
441 4th Street, N.W.
Room 210
Washington, D.C. 20001

Re: 2909 North Capitol Street, N.E. (Lot 37, Square 3500)
Board of Zoning Adjustment Case 18354

Dear Members of the Board:

I write this letter to support the request for special exception relief in the above-referenced Board of Zoning Adjustment case. I own property at 2911 North Capitol St, NE. and believe that the proposed use of the property for a child development center will be a benefit to the 2900 block of North Capitol Street, N.E. and the neighborhood in general.

The child development center will create additional low-cost child care for residents of the neighborhood and will not result in any adverse impact to the neighbors. It will also enable members of the community to pursue employment outside of the home and to contribute to their household incomes in a meaningful way. The child development center will not adversely impact the traffic or parking availability of the neighborhood.

I strongly support this project and request that the Board of Zoning Adjustment grant the relief requested in this application.

Sincerely,

PERRY JONES

Perry Lee Jones

March 14, 2012

Board of Zoning Adjustment
441 4th Street, N.W.
Room 210
Washington, D.C. 20001

Re: 2909 North Capitol Street, N.E. (Lot 37, Square 3500)
Board of Zoning Adjustment Case 18354

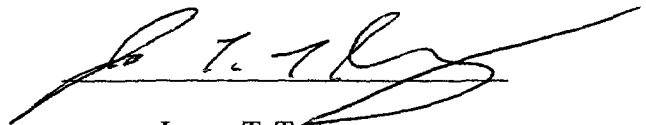
Dear Members of the Board:

I write this letter to support the request for special exception relief in the above-referenced Board of Zoning Adjustment case. I own property at 2907 N. Capitol St NE and believe that the proposed use of the property for a child development center will be a benefit to the 2900 block of North Capitol Street, N.E. and the neighborhood in general.

The child development center will create additional low-cost child care for residents of the neighborhood and will not result in any adverse impact to the neighbors. It will also enable members of the community to pursue employment outside of the home and to contribute to their household incomes in a meaningful way. The child development center will not adversely impact the traffic or parking availability of the neighborhood.

I strongly support this project and request that the Board of Zoning Adjustment grant the relief requested in this application.

Sincerely,



James T. Terburg
Senior Consultant, BAH
terburg_james@bah.com
269-352-6173

D

Richard Schmechel and Virginia Davis
1805 4th St NW
Washington DC 20001

April 24, 2012

DC Board of Zoning Adjustment
441 4th St. NW
Room 210
Washington DC 20001

RE: 2909 North Capitol Street NE (Lot 37, Square 3500) Board of Zoning Adjustment
Case 18354

To Whom It May Concern:

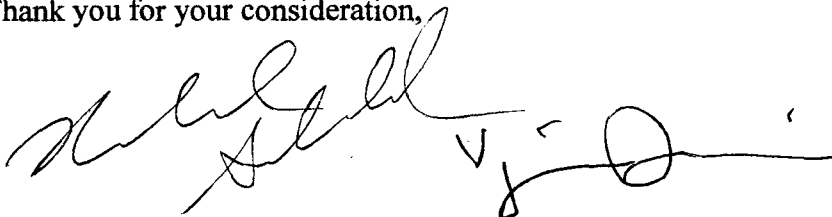
Our 10 month-old daughter Susannah is taken care of by Maria Naranjo and her assistants at My Little World LLC Daycare which is at the above address. Our daughter has been there many months. We are writing to urge the Board to support the zoning adjustment for the daycare, case # 18354.

We are very happy with the daycare's treatment of our daughter. Maria Naranjo, her son Fernando, and the other assistants are professional, responsible, enthusiastic, and truly care for the children.

When our daughter was born, we immediately began searching for daycare and had a very difficult time. There are few daycare options near our home (we live in Ledroit Park), especially for a Spanish-language daycare. We were lucky finding Maria's, but we have several friends in the area who continue to have problems finding quality daycare.

This expansion of My Little World would help young families in the area avoid the difficult choice of moving out of the neighborhood to be close to affordable childcare, or staying and investing in the community for the long term. More toddlers playing in parks and more strollers on the sidewalks only improve the sense of unity among neighbors who all smile when seeing the children.

Thank you for your consideration,

The image shows two handwritten signatures in black ink. The signature on the left is for Richard Schmechel, and the signature on the right is for Virginia Davis. Both signatures are fluid and cursive.

Richard Schmechel

Virginia Davis

Chris and Nikki Magers
1331 Irving Street NE
Washington, DC 20017

Board of Zoning Adjustment
441 4th Street NW
Room 210
Washington, DC 20001

Reference: 2909 North Capitol Street NW, Case # 18354 (Lot 37, Square 3500)

April 24, 2012

This letter is to express our support for the expansion of My Little World, located at 2909 North Capitol Street NW. Our son Eddie has been in Maria Naranjo's care since he was three months old, and our family could not be happier with the level of care that he has received from Maria and her loving staff. Living in Brookland, we are thrilled to have this amazing resource so close to home. It could only benefit this neighborhood to have more day care options, especially options of such high quality.

Eddie is flourishing at My Little World – he spends his days painting, dancing, playing with his day care friends, and basking in his caregivers' affection. As he continues to develop, he'll have the benefit of being in a Spanish immersion environment, which is truly unique and just one of the many factors that distinguishes My Little World from other daycares. The environment is warm and welcoming, and the children all play together instead of being segregated by age. This was a refreshing change from the many other daycares we visited, and factored very strongly in our decision to entrust Maria and her staff with our son's care.

We look forward to Eddie continuing to be a part of My Little World, and have nothing but the highest praise for Maria and her staff. It is our pleasure to express our support for this amazing neighborhood resource, and ask that you approve this exemption so that other families can have the opportunity to benefit from her loving care.

Regards,


Chris Magers

Nikki Floyd Magers

4/17/2012

• • •

Folasade Moonsammy
2037 2nd ST NE
Washington, DC 20002

Board of Zoning Adjustment
441 4th ST N.W.
Room 210
Washington, D.C. 20001

RE: 2909 North Capitol Street, N.E.(Lot 37, Square 3500) Board of Zoning Adjustment case 18354

To whom it may concern,

My family and I are writing this letter on behalf of Maria Naranjo and the wonderful staff of My Little World Daycare in support of the expansion. After being a stay at home mom for almost two years we knew it was time to transition my daughter, Mia, to a more structured environment where she can socialize with other children. After being wary of many other daycares we found Maria through a friends recommendation and have could not be happier with the care and services we have received. A year later we are still thoroughly impressed with the guidance and care they have given to our family.

My daughter who was often shy around others took directly to Maria like I never seen before and I knew even before calling for referrals this would be her first daycare. Maria and her staff have greatly improved my child's language acquisition skills, helped with sleep training, taught her how to be more caring towards others and even helped with potty training. From the playground on site, to neighborhood trips, story time, gardening classes and so much more the kids truly have tons of enriching activities to do during the day.

In addition to the care she has given it was also great to become friends with so many other parents in the neighborhood and watch our kids all grow together. We love that Maria host holiday parties and individual birthday parties for each of the kids so we can gather as a community and as a big family! Maria was also very understanding in dealing with first time parents and never balked at my constant calls to check in. She also keeps all the parents updated with photos and videos of our kids as they grow through all of their stages. It is hard to be separated from your child but it makes it easier when you can see what they have done all day.

When Maria told us about the expansion to the basement we could not have been more thrilled or excited, especially now that we are expecting our second baby and plan for the new baby to go to her as well! The expansion of Marias Daycare will not only provide more daycare options for parents in the neighborhood but more quality choices. My little world provides the opportunity for our children to grow in an environment that is safe, well structured and family oriented. Our family and I look forward to the approval of this expansion and for Marias continued influence on the growth of our family and this community.

Although we will be out of town for the hearing please feel free to contact me at 347-351-6563 or FMoonsammy@gmail.com with any further comments or questions.

Best Regards,



Folasade Moonsammy
2037 2nd ST NE
Washington, DC 20002

Board of Zoning Adjustment
441 4th St NW
Room 210
Washington, DC 20001

April 23, 2012

To Whom It May Concern,

I am writing regarding the proposed expansion of the daycare located at 2909 North Capitol St NE (Lot 37, Square 3500) that is being considered under the Board of Zoning Adjustment case 18354. My husband and I strongly support the proposed expansion and urge the Board to grant the exemption.

Our 19 month-old son has been at this daycare facility since he was 3 months old and has thrived in this environment. The daycare providers are very experienced and knowledgeable and we have complete trust in them. They treat our son as if he were family. Safety precautions are fully followed. The children are always busy with wonderful activities and learning opportunities including painting, art projects, and learning numbers and letter. They eat home-cooked and healthy foods- including ones that we can't seem to get our son to eat!

The expansion will also be beneficial for the community as a whole as there are a lack of quality in-home daycares in the area- particularly for newborn babies (age 6 weeks- 22months). There is always a dearth of options for the youngest children and having more openings at this location will help alleviate this situation. As well, it will provide jobs for more community members.

To conclude, we have nothing but trust in this establishment as a quality daycare, good business and wonderful place for children of our community. We hope you will grant the requested exemption.

Please feel free to contact me with any questions.

Thanks,

Kate McPhail
1380 Bryant St NE #10
Washington, DC 20018
202-526-1528

Carlos and Hillary Evans
1207 W. Virginia Ave., NE
Washington, DC 20002
(202) 333-5554

April 23, 2012

Board of Zoning Adjustment
441 4th Street, NW
Room 210
Washington, DC 20001

Re: 2909 North Capitol Street, NE (Lot 37, Square 3500) Board of Zoning Adjustment Case 18354

To Whom It May Concern:

We are writing in support of the expansion of My Little World daycare. We are parents of a 10 month old child enrolled in this daycare facility.

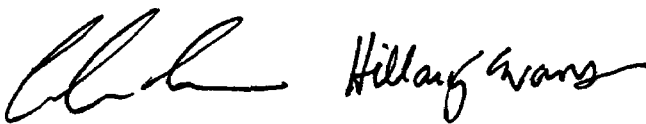
We enrolled our child into My Little World seven months ago and have been pleased with the overall childcare services offered by the director, Maria Naranjo, and her assistants. My Little World offers exemplary childcare services including a bilingual Spanish/English curriculum, creative activities for children at all ages such as gardening, art, music and play activities, and offers healthy foods to support growth and development.

We believe the expansion of My Little World will benefit the neighborhood and community. Quality daycare in the Washington, DC Metro area is in high demand, and the expansion of My Little World will allow other caregivers to take advantage of the quality daycare services that this facility has to offer.

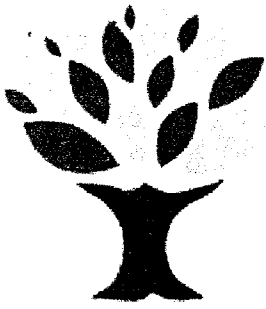
We also support the growth and development of My Little World as a thriving daycare provider in the District of Columbia and see this expansion as helping in this regard.

Should you have any questions or need any additional support for the expansion of My Little World, please do not hesitate to contact us, 202-333-5554.

Sincerely,

Handwritten signatures of Carlos Evans and Hillary Evans in black ink. The signature of Carlos Evans is on the left, and the signature of Hillary Evans is on the right.

Carlos Evans and Hillary Evans



Seeds of Tomorrow Inc.

EDUCATE ENHANCE EMPLOY

April 22, 2012

Board of Zoning Adjustment
4414th St, NW
Room 210
Washington, DC 20001

Re: 2909 North Capitol St, NE (Lot 37, Square 3500) case 18354

To Whom It May Concern:

My name is Carrie Pecover and I am a small business owner near My Little Work day care and my daughter attends the day care. When I first had my daughter I had no idea how hard it was to find quality daycare in the city. As a new mother I was so scared to leave my daughter in the hands of a stranger until I went to this daycare. I love the home atmosphere it brings especially since I cannot be with my daughter on a daily basis like I would like too. I love the idea that my daughter can go to daycare in her community, in her neighborhood just like she was in a neighborhood public school.

Not only has the staff at My Little World gone above and beyond on a daily bases working with my daughter they have been a support system for me. I love that I can walk around the corner and stop in to say hi or that the other parents, children attend the daycare have also become friends. I think it is so important with living in such a big city that I can see my daughter's friends at community events in the area. It gives it such small community feel like when I grew up in the big city.

As a parent, community member, and small business owner I support this expansion of the program to continue to provide high quality day care options for parents who live in the surrounding area.

Sincerely,

A handwritten signature in black ink that reads "Carrie Pecover, MA". The signature is fluid and cursive, with the initials "MA" clearly visible at the end.

Carrie Pecover, MA
President

Address 223 Douglas St., NE, Washington, DC 20002

Phone 202-277-7175 **Fax** 202-618-6320

Email info@TheSeedsOfTomorrow.org **Website** www.TheSeedsOfTomorrow.org

Uzma Wahhab and Wail M. Khalid
1920 1st Street NE
Washington, DC 20002

Board of Zoning Adjustment
441 4th Street, N.W.
Room 210
Washington, D.C. 20001

Re: 2909 North Capitol Street, N.E. (Lot 37, Square 3500), Board of Zoning Adjustment Case 18354

March 16, 2012

Dear Sir/Madam -

We are writing as a reference for Maria Naranjo and her day care services.

Our son, Hugo Z. Khalid, has been with Maria since June, 2011, when he first turned two and we have been extremely happy with her.

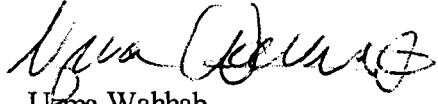
When Hugo first began with Maria, he was immediately comfortable and learned to count in Spanish and his colors in Spanish within 2 weeks. Maria and her staff are incredibly attentive, loving, and thoughtful with the children and parents. First, with the children, they think through activities and a curriculum for the entire week in order to reinforce learning. They create a very positive and supportive environment for the kids and emphasize social skills and development as well. It is clear that the children are well loved and cared for and that, as a result of Maria's care, are also better at being with other kids (i.e. they learn how to share and communicate better with one another).

With the parents, Maria also creates an environment that feels like an extension of family. Maria takes responsibility to ensure that there is daily communication with parents about their kids and their progress. She goes beyond the basics of what the kids ate and drank to be sure the parents know how the children interacted with each other and the staff, whether it was a 'good' or 'bad' day and whether there are ways to continue to work with a child at home on certain issues. For example, she's helped us thinking about how to potty train to make sure we're all consistent and has helped other parents thinking about the same issue and about weaning their children. She doesn't direct the parents decision but is a helpful sounding board and ultimately supports the decision by taking steps in the day care to support the parents goals, in the manner requested, and by providing feedback about how the children responded.

Maria and her staff are wonderful care providers and run their center well. From the facility, which they maintain and strive to improve, to the care they give to their curriculum and even to their menu to ensure that the kids get a varied menu, they have been excellent. We actually chose to take our son out of a Bright Horizons facility to go to Maria because we thought the care, management and communication

was far better with her. We have been nothing but happy with the care since and recommend her regularly to our friends.

Please feel free to contact us at wahhabu@gmail.com or wailmkhalid@gmail.com should you need any additional information.



Uzma Wahhab



Wail M. Khalid

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**Board of Zoning Adjustment Case No. 18354
2909 North Capitol Street, NE**

**Outline of Testimony
Maria Naranjo/Fernando Gallego,
Representative of the Applicant**

- I. Introduction of Self
- II. Description of Current Center
- III. Proposed Expansion
- IV. Support from Neighbors
- V. Work with Community
- VI. Thank you