

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

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DISTRICT OF COLUMBIA
2013 OCT 15 PM 2:48

Application of Holy Name Parish
ANC 5D06

BZA Application No:
Hearing Date:

STATEMENT IN SUPPORT

Holy Name Parish ("Applicant") seeks a special exception to a establish private school at 1125 Neal Street, NE (Square 4065, Lot 0819) ("Property"). The Applicant is filing this application for the use of its tenant Higher Development Academy ("School"). The School seeks to establish a private school to teach adult education. The School will consist of nine (9) teachers/staff and a maximum of 100 students. The property is located in the R-4 Zone District, wherein a private school is allowed as a special exception.

I. NATURE OF THE RELIEF SOUGHT

The Applicant request that the Board of Zoning Adjustment (the "BZA" or the "Board") approve a special exception pursuant to the District of Columbia Zoning Regulation Section 206 to establish a private school use.

II. JURISDICTION OF THE BOARD

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

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18683
EXHIBIT NO. 4

Board of Zoning Adjustment
District of Columbia
CASE NO.18683
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III. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREAS

The School will be located on land owned by the church that comprises of 84.004 square feet. The Property is fenced in and includes a parking lot, playground, enclosed grass field, and another building occupied by Center Public Charter School. The Property has frontage on Neal Street in the Trinidad neighborhood. There is a public alley behind the Property separating it from the backyards of private houses to the South and an enclosed grass field separating the building on the property from private houses to the East. Across Neal Street are single-family semi-detached houses.

The school is a two-story building with approximately 37,000 square feet of gross floor area. The Property has primarily been used for educational purposes with the first school operating on the Property in 1935.

IV. PROPOSED PROJECT

It has long been a mission of Holy Name Parish to support the local community through education. It reaches out to those in the community to serve in education, evangelization, and the basic needs every human should be afforded. Since 1935, the Property has primarily been used for educational purposes. It was originally designed to hold Middle School for Holy Name Catholic School. Eventually, in 1972 it became a daycare operated by Catholic Charities. When Catholic Charities no longer had daycare programs, the building was used for religious activities. Most recently the property was approved for a child development center, which use is

presently in place. Holy Name Parish desires to continue its tradition in using the property for its education ministry.

Higher Development Academy (the "School") is a non-profit school, committed to promoting lifelong learning and academic development of its students. The school seeks to educate District of Columbia adults who desire to acquire basic educational assistance in achieving reading comprehension, improved grammar skills and successful completion of the GED examination. The school will also offer some life and job skills training as part of its overall continued adult development mission.

The school will have use of five classrooms, four offices and two break rooms. The building does not require any modification or renovations.

V. THE SCHOOL SATISFIES THE STANDARD FOR SPECIAL EXCEPTION RELIEF UNDER SECTION 206

The Applicant is seeking a special exception under Section 206 of the Zoning Regulation for approval for the establishment of a private school on the Property.

- A. The Applicant will not create an objectionable impact to adjoining and nearby properties because of noise, traffic, number of students, or otherwise objectionable conditions.

The School will not generate any objectionable amount of traffic. There will be no special or athletic events taking place on the Property, to attract or draw visitors. Because students of the School will be adults, there is no additional traffic concerns or noise generated by drop-off and pick-up procedures prevalent with the presently permitted use as a child development center, or elementary schools.

Students will walk, bike and use public transportation, including buses and metro rail, to arrive and depart to and from the School.

Similarly, School will not produce any objectionable noise to the neighbors. Unlike child development centers and elementary schools with noise generated by recess and outdoor play, adults in classroom will attend the School during the day. The School will strictly prohibit loitering on school property and the adjacent community.

The proposed use will not create an adverse traffic impact on the community because there will be less teachers/staff than the previous use for a child development center that had been approved for 16 staff and 100 students. Furthermore, students and teacher/staff are encouraged to walk, bike and use public transportation, including metro rail and buses

B. The Property Provides Ample Parking for Students and Teachers/Staff

The Property has more than sufficient parking for students and teachers/staff. There are 32 parking spaces on the Property of which 20 are designated for the School. This amount of dedicated parking exceeds the requirements of Section 2101.1 of the Zoning Regulations, which requires only two (2) spaces for each three (3) teachers plus one (1) space for each 10-classroom seats in every classroom. The School will have a maximum nine teachers/staff and there are five classrooms with maximum seating 100 students at any one time, therefore 16 spaces are required. Parking meets the requirements of the zoning regulations, and exceeds the regulations by 45%. Moreover, teachers/staff are encouraged to bike or use public transportation, including metro rail and buses.

Most students live within walking distance of the School and will walk or bike to school or use public transportation such as metro rail and buses. The closest bus stop to the School is located on the opposite end of Neal Street at the northeast corner of Montello Avenue and northeast Neal Street, thus reducing the amount of traffic since buses run on Montello Avenue on a regular schedule during the week.

Moreover, School will have bike racks to provide students and teacher/staff with the option of biking to school versus driving. This is an added benefit to adjoining and nearby property because it reduces noise and traffic, otherwise created by motor vehicles.

Community Support

The School has obtained the support of its neighbors as evidence by the attached 80 community support letters, including adjacent neighbors. See Exhibit C. The School has had discussions with the ANC and is waiting for its decision.

VI. CONCLUSION

For all of the above reasons, the Applicant's request that the Board grant its request for a special exception.

Respectfully submitted,



Rose M. Waller

VII. EXHIBITS

1. **Exhibit A** **Photographs of Property**
2. **Exhibit B** **Certificate of Occupancy**
3. **Exhibit C** **Community Support Letters**

EXHIBIT A

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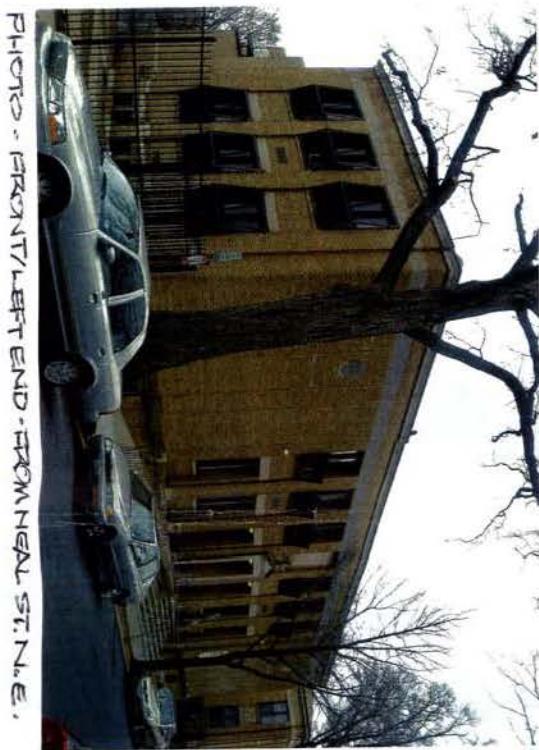


PHOTO - FRONT (RIGHT END) FROM NEAL ST. N.E.



PHOTO - FRONT - FROM NEAL ST. N.E.

C CLARK ASSOCIATES ARCHITECTS
Architecture • Interior Design • Landscape Design
3530 T Street N.W. Washington, D.C.
AN ADULT EDUCATION CENTER
HIGHER DEVELOPMENT CENTER, INC.
1125 NEAL STREET N.E. WASHINGTON, D.C.

issued	sheet descrip.
	PHOTOS
revisions	sheet no.
	A-1
	SCALE: 1/4" = 10'

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PHOTO - LEFT SIDE/REAR - FROM ALLEY

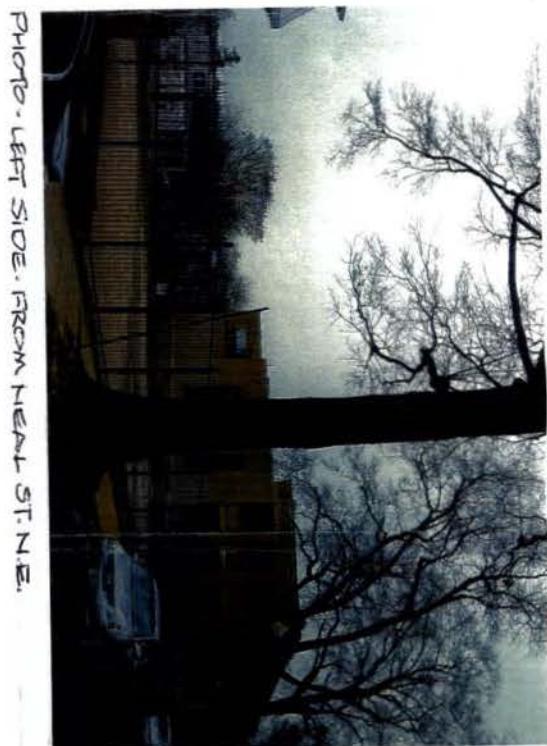


PHOTO - LEFT SIDE - FROM NEAL ST. N.E.



CLARK ASSOCIATES ARCHITECTS
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1125 NEAL STREET N.E. WASHINGTON, D.C.

	issued	sheet descrip.
		PHOTOS
		sheet no.
		A. 2
		SCALE: 1/4 INCH = 10' 0"

EXHIBIT B

Department of Consumer and Regulatory Affairs

Permit Operations Division
1400 M Street NW
Washington DC 20004
Tel. (202) 462-4400 Fax (202) 462-4400

C O

PERMIT NO. CO1002978

CERTIFICATE OF OCCUPANCY

THIS CERTIFICATE OF OCCUPANCY IS ISSUED PURSUANT TO THE CONSUMER AND REGULATORY AFFAIRS

Date: 09/12/2010

Address of Use: 1125 NEAL ST NE	Zone: B-4	Volume: 0	Space: 4000	Office: 000	Loc: 000
Description of Occupancy: CHILD DEVELOPMENT CENTER WITH TWO CHILDREN AGED 0 WEEKS - 14 YEARS OLD, 25 UNDER 2 YEARS OLD & 14 STAFF.					
Permittee is Herby Granted To: James Gagnon	Building Ac: 000	Permit Occupied: Bldg. 107 & 200	PERMIT FEE: \$225.00		
Property Owner: Holy Name Catholic School	Previous Use/ID: Other Occupant	Occupied Land: 100	Zoning:		
Type of Application: Occupancy Change	Occupied On, Permits: 2000	Assessor's Name: Other-Specify			
Conditions/Restrictions: As a condition precedent to the issuance of this Certificate, the owner agrees to comply with all conditions set forth herein, and to maintain the use authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all areas where use is authorized by this Certificate and to require any changes which may be necessary to ensure compliance with all the applicable regulations of the District of Columbia.					
Owner: Linda K. Ayo	Permit Clerk: Linda K. Ayo	Signature:			
Important Note: This certificate is not a government permit, and is not a substitute for a building permit or zoning approval. For construction inspection inquiries call (202) 462-4400. To schedule inspections please call (202) 462-4400.					

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DC OFFICE OF
CONSUMER AND
REGULATORY AFFAIRS

EXHIBIT C

**ANC Commission 5D
Board of Zoning Adjustment**

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D.C. OFFICE OF ZONING
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RE: Holy Name Annex Building

TO WHOM IT MAY CONCERN:

I strongly support Holy Name Parish in its effort to obtain a special exception for the parish's Annex building located at 1125 Neal Street, NE, Washington, DC 20002. The intent is to change the current occupancy status from a child development center to a private school for adults.

The school is part of the mission of Holy Name Parish to help residents in the Trinidad Neighborhood whom desire to acquire improved reading comprehension, grammatical skills and completion of the GED examination. Additionally, the school will offer life skills training. The school is committed to promoting lifelong learning, academic studies and the emotional and social well-being of its students. The education is essential for people in order to obtain employment. Such opportunities are a WIN-WIN for our community.

I just want to encourage you to support this community effort. I am excited about this great program. Your support for this project is important to our neighborhood. Thank you for your support.

Sincerely,

Bernard Reese 1125 NEAL ST NE
Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

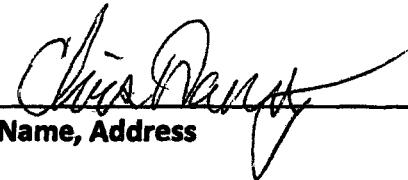
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Sincerely,



Chris Dwyer 1114 Neal St, WDC 20002
Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

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Sincerely,

End Stepp ad-1118 Neal St N.E. WDC 20002
Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

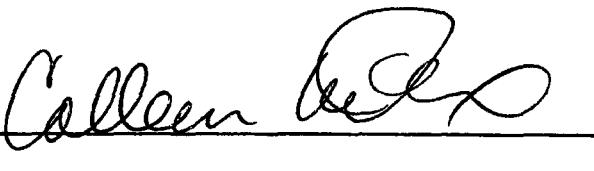
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Sincerely,

Colleen Wilcox 
Name, Address

**1132 Neal Street NE
Washington DC
20002**

**ANC Commission 5D
Board of Zoning Adjustment**

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Sincerely,



Name, Address

**1134 Neal St NE
Washington D.C. 20002**

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Sincerely,

Beverly Turner / We Need This
Name, Address
1134 Neal St. NE
Washington DC 20002

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Sincerely,

NOUR ELDIN HAMED

Name, Address

1136 NEAL ST N.E

WDC 20002

ANC Commission 5D Board of Zoning Adjustment

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Sincerely,

Jennifer J. Fields 1140 Neal St NE, WDC
Name, Address 20002

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Sincerely,

Sandra Shuler 1140 Neal St, a DC 20002

Name, Address

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Board of Zoning Adjustment**

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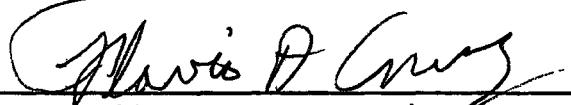
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Sincerely,



Marvin D. Gray **10/8/13**
Name, Address **1142 Neal St, NE, WDC 20002**

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Board of Zoning Adjustment**

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Sincerely,



Name, Address 1125 Neal St, NE WDC 20002

**ANC Commission 5D
Board of Zoning Adjustment**

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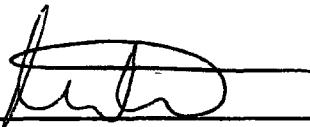
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Sincerely,

Robinson, Ricardo 

Name, Address

**1148 Neal Street
Washington DC**

20002

**ANC Commission 5D
Board of Zoning Adjustment**

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Sincerely,



Name, Address

Mary Brooke Sunderland

1153 Neal St NE, Apt B

Washington, DC 20002

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Sincerely,

Everloan Smith

Name, Address 1155 Real Street, wdc 20002

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Sincerely,

Name, Address

*Robert Adams
1156 Neal St N E
WDC 20002*

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Sincerely,

Josephine Gibson - 1159 Neal St., N. E. WDC 20002
Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

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Sincerely,

Jerome Chambers Jr.
Name, Address 1161 Neal St NE, WDC 20002

**ANC Commission 5D
Board of Zoning Adjustment**

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Sincerely, Burnett Stokes

1162 Neal St. NE, Wash. DC 20002

Name, Address

ANC Commission 5D Board of Zoning Adjustment

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Sincerely,

Sincerely,
 Andrew J. Evans
Name, Address 1164 Neal St. NE
WDC 20008

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Verma McDonald
Name, Address
1125 Neal St NE
WDC 20002

ANC Commission 5D Board of Zoning Adjustment

RE: Holy Name Annex Building

TO WHOM IT MAY CONCERN:

I strongly support Holy Name Parish in its effort to obtain a special exception for the parish's Annex building located at 1125 Neal Street, NE, Washington, DC 20002. The intent is to change the current occupancy status from a child development center to a private school for adults.

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Sincerely,

Maynard 1165 - 7th St. N.E. WDC
Name, Address 20002

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

TO WHOM IT MAY CONCERN:

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Sincerely,

Anthony Powell 1166 Neal Street, NW Washington, DC 20002
Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

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Sincerely,

Mr. Bruce J. Brown

Name, Address

1230 Neal St NE Wash. DC 20002

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

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Sincerely,

Sten Sperr 1610 Montello Ave NE
Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

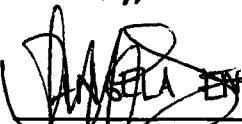
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Sincerely,


ANA PAULA ENRIQUEZ **1311**
, MONTELLO AVE NE, #4, WASHINGTON, DC 20002
Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

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Sincerely,

John D Palma 1101 W. Virginia Avenue, Wash DC 20002
Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

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Sincerely,


Patricia Peterson 1121 w. VA Ave NE
Name, Address 20002

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

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Sincerely,

TYRONE Board 1123 West 16 Ave NE. Washington DC
Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

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Sincerely,

Mark W. Boylston
1123 West Virginia Avenue
Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

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Sincerely,

Lettie Albury, 1303 W. 2nd Ave, NE
Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

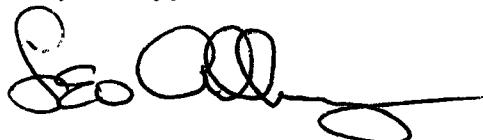
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Sincerely,



Leo Albury 1303 W. Vz. Ave NE Wash, DC, 20002
Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

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Sincerely,

CarolAnne Otto

Name, Address

CarolAnne Otto

1121 Oates St NE

20002

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

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Sincerely,

Name, Address

*Ernest Lander
1149 oats st NE
Wash DC 2002*

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

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Sincerely,


Sonja Johnson
1504 Neal St NE
Wash D.C. 20002

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

TO WHOM IT MAY CONCERN:

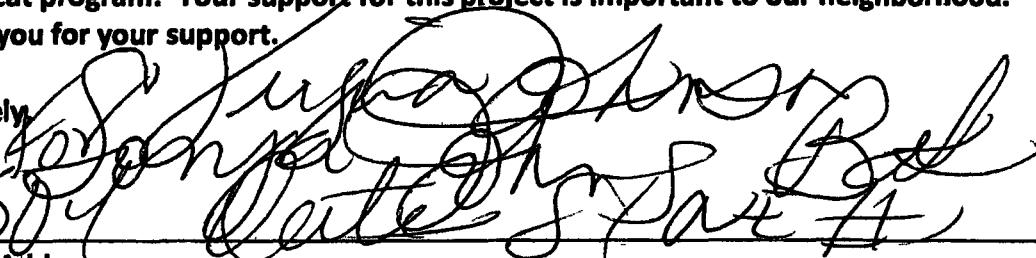
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Sincerely,

Name, Address



Jennifer Johnson
1509 Neal Street
Washington D.C. 20002

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

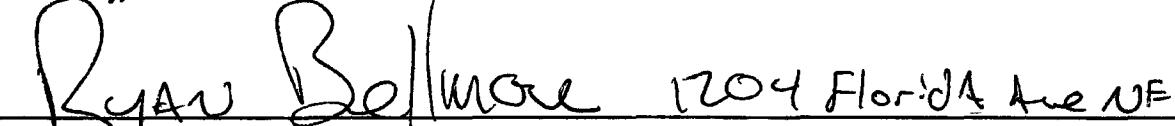
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Sincerely,


Ryan Bellmore 1204 Florida Ave NE
Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

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Sincerely,

PAMONA SERVICE 1400 FLORIDA AVE NE APT. 714 WDC 20002
Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

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Sincerely,

Joshua Morgan, 1110 Queen St, Apt. 1, Washington, DC 20002
Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

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Sincerely,

John H. Murray # 135
Name, Address

1358 QUEEN ST NE APT 3 2. WDC 20002

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

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Sincerely,


John Fawcett 1337 Children Street DC 20002
Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

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Sincerely, Garwick Seminars

1306 ORRen St. N.W.

Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

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Sincerely,

James R. Niblett 1322 Howard St. NE Wash. DC # 20002
Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

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Sincerely,


Ralph Hardus 1329 O Street NE
Name, Address

APT 2

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Board of Zoning Adjustment**

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Sincerely,

Cheryl Maffaghan 1322 Queen Street, NE 20002
Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

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Sincerely,

Ethel W Wright 1740 Lyman Pl N.E. DC 20002
Name, Address

ANC Commission 5D Board of Zoning Adjustment

RE: Holy Name Annex Building

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Sincerely,

Helen Durham / Helen Clarkham 09/03/2013
Name, Address 1742 Lyman Place, NW, 20002

**ANC Commission 5D
Board of Zoning Adjustment**

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Theresa Wakefield 1637 Lang Place NE DC
Name, Address

ANC Commission 5D Board of Zoning Adjustment

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Carolina & Tom Teel, 1003 Florida Ave NE
Name, Address Washington, DC 20002

**ANC Commission 5D
Board of Zoning Adjustment**

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Andre Taylor 330 10th Street NE WDC 20002
Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

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Sincerely,

Carmen Ali 625 Orleans Pl. NE.
Name, Address Washington DC. 20002

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

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Sincerely,

JC Hales 1357 Meridian Pl NW
Name, Address

ANC Commission 5D Board of Zoning Adjustment

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Sincerely,

Kelsey Guyette 312 Oz St NE
Name, Address Washington, DC 20002

**ANC Commission 5D
Board of Zoning Adjustment**

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Sincerely,

JOSEPH PONA 1300 E ST NE Washington DC, 20002
Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

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Sincerely,

*927 11th St NE
Wash DC 20002*

kevin powers
Name, Address

ANC Commission 5D Board of Zoning Adjustment

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Sincerely,

Alfred O. Walker 711-15th St NE Wash, D.C.

**ANC Commission 5D
Board of Zoning Adjustment**

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Sincerely,

CURTIS H. BEELER 1238 LINDEN PL., N.E., 20002
Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

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Sincerely,

Charles Q Wood

Name, Address *1248 Linden St NE
WDC - 20002*

9-3-13

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

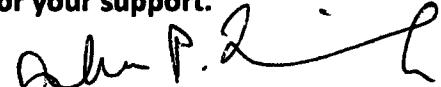
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Sincerely,


John P. Flimchuk 808 K Street NW

Name, Address

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Sincerely,

Georgia Blass 430K 8F, N.E. F.C. 20002
Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

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Name, Address

1038 6th St NE #101

Wash, DC 20002

**ANC Commission 5D
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Sincerely,

Erin Daverese 1209 Holbrook St. NE
Name, Address Washington, DC 20002

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

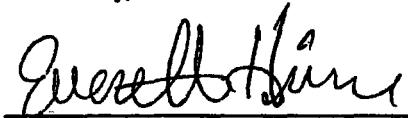
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Sincerely,

 1431 - Hallowood St - NE 20002

Name, Address

**ANC Commission 5D
Board of Zoning Adjustment**

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Sincerely,

Veronica A. Young

Name, Address

1431 Holbrook St N.E #2
Washington DC 20002

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

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Sincerely,

Name, Address

**Deborah Butts - 1435 1/2 Brook St. NE, Apt 1#
WDC 20002**

**ANC Commission 5D
Board of Zoning Adjustment**

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Sincerely,

Michael A. Foster 1435 Halstead NE, 20002
Name, Address

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Board of Zoning Adjustment**

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Name, Address

*Tom Lewis Knick 1453 Holbrook St NE
WDC 20002*

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Kevin M Turner 1453 HYBROOK ST NE WDC 20002
Name, Address

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Charles M. Holbrook
Name, Address
**1125 Holbrook Street
NE Washington DC
20002**

**ANC Commission 5D
Board of Zoning Adjustment**

RE: Holy Name Annex Building

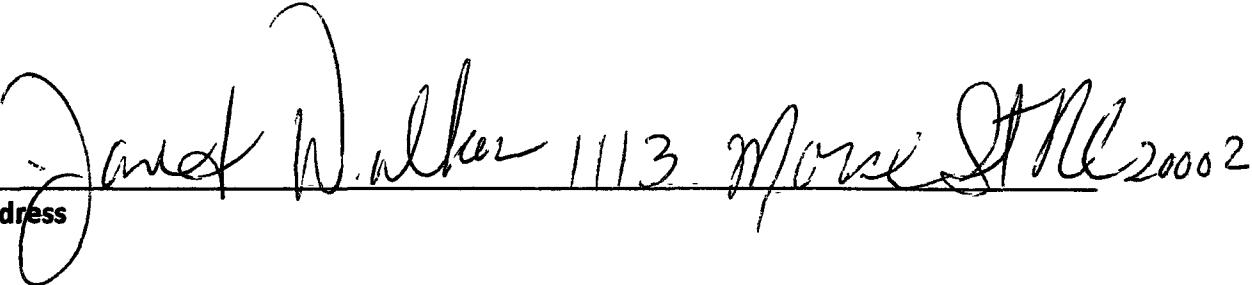
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Sincerely,



Janet Walker 1113 Morse St NE 20002

Name, Address

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Sincerely,

Frances Rogers
Frances Rogers 1116 Morse St NE, WDC 20002
Name, Address

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John Drakeford, Jr 1117 Morse St NE
Name, Address

ANC Commission 5D Board of Zoning Adjustment

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Sincerely,

Sam Lavine 1118 MORSE ST. NE DC
Name, Address  20002

**ANC Commission 5D
Board of Zoning Adjustment**

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Sincerely,

Jesse Bricker 1125 Morse St NE
Name, Address

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Ruthie Gardner 1125 Neal St NE WDC
Name, Address

**ANC Commission 5D
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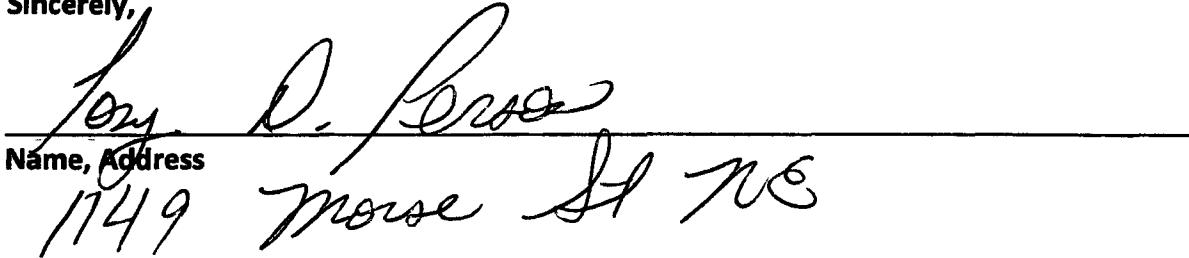
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1149 Morse St NE

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Edus Gales 1120 Staples st. N.E. wDC 20002
Name, Address

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Dominique Blythe 1202 STAPLES ST NE WDC 20002

Name, Address

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Bethel FLETCHER 1128 16th NE WDC
Name, Address **20002**

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Board of Zoning Adjustment**

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Leonard Joseph 1604 Levis Street, NE
Name, Address

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Board of Zoning Adjustment**

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Sincerely,

Flawna Brown 1352 Lewis St. NE WDC 20002
Name, Address

RECEIVED
2013 OCT 15 PM 2:49

AN ADULT EDUCATION CENTER

FOR:

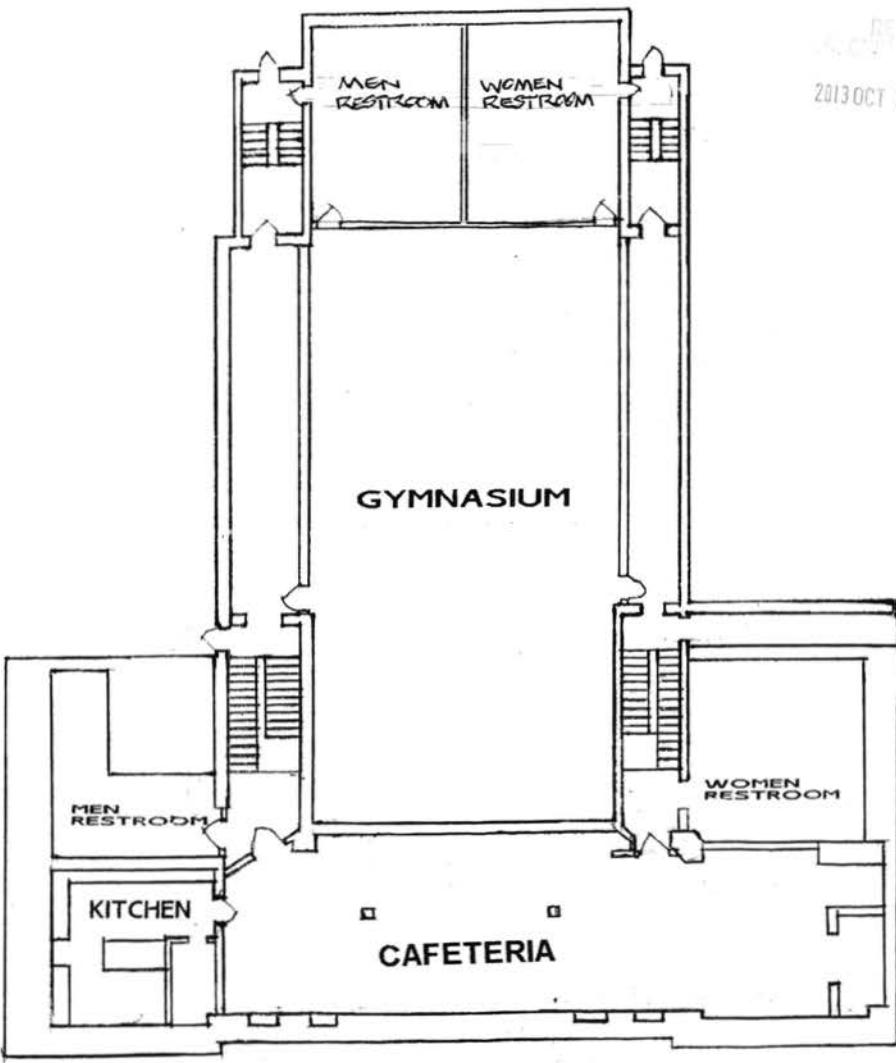
HIGHER DEVELOPMENT CENTER, INC.

1125 NEAL STREET N.E.

WASHINGTON, D.C.



CLARK, ASSOCIATES, ARCHITECTS

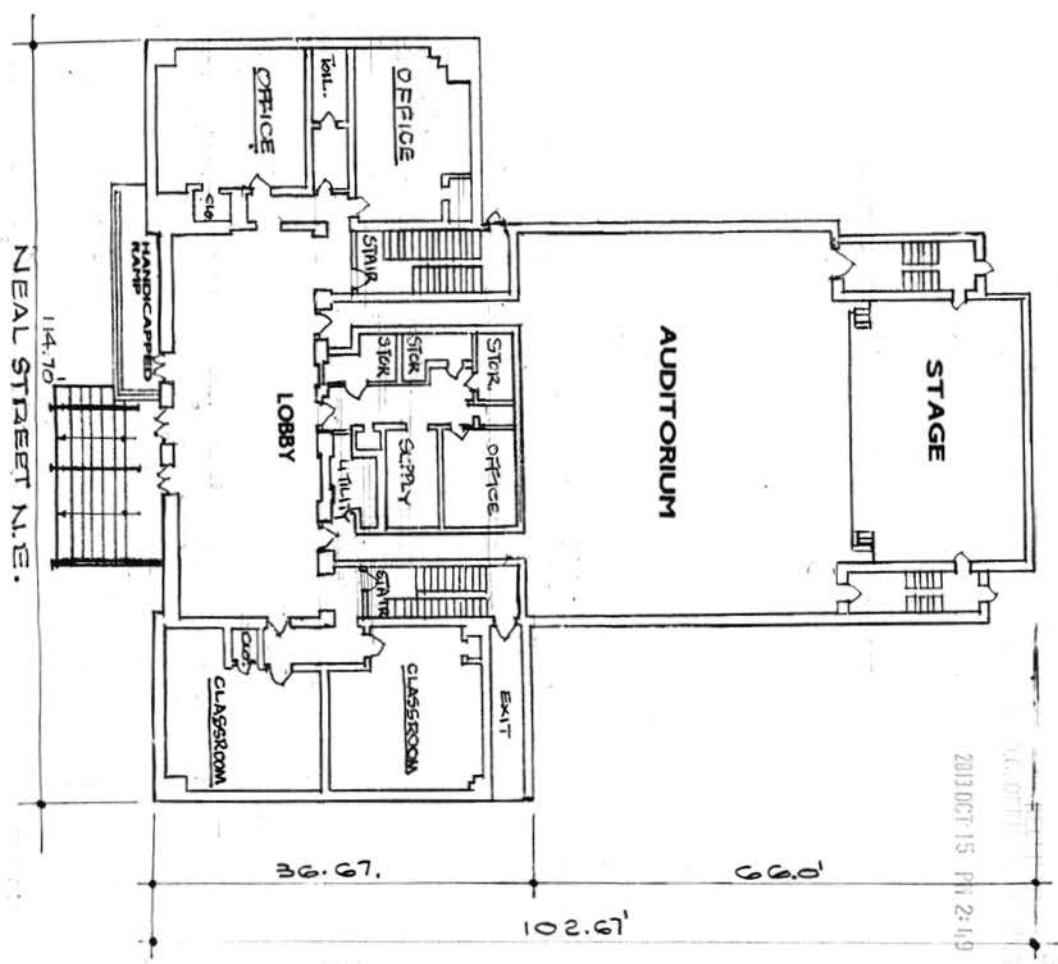


BASEMENT FLOOR PLAN

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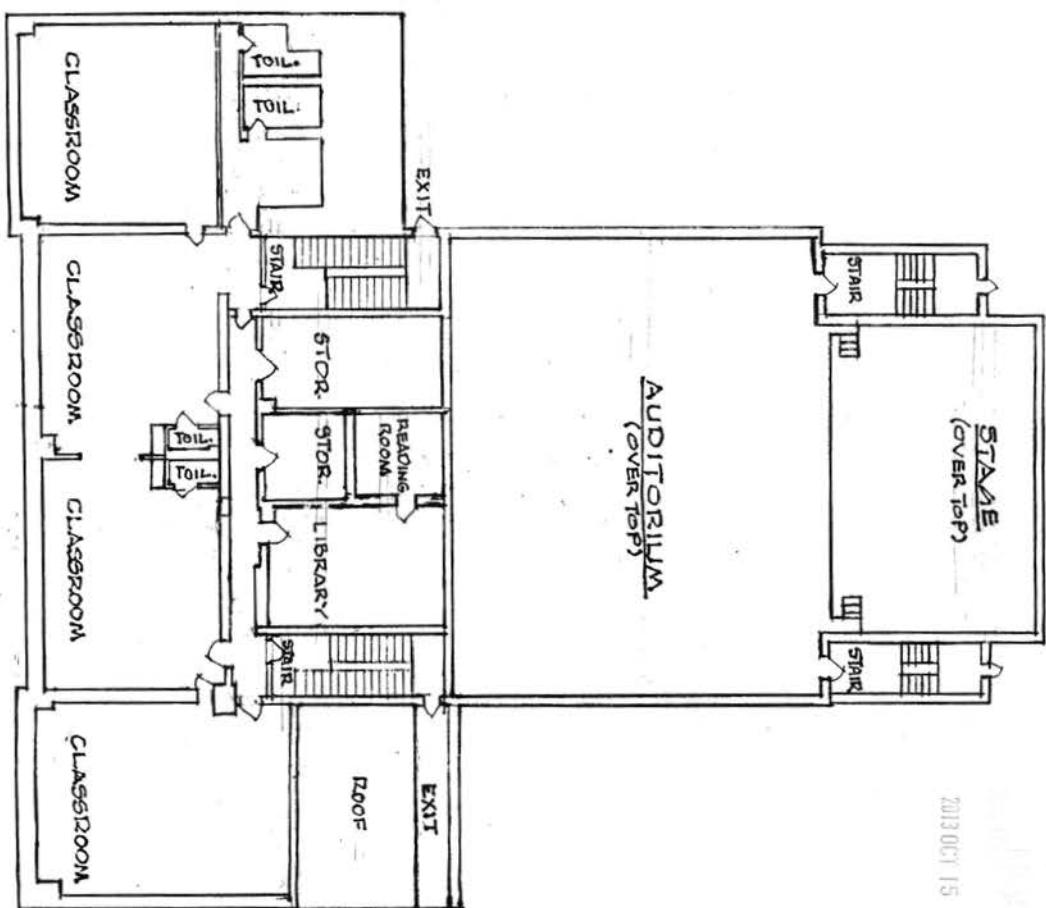
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4/1/15 2-OK	A-4	

SECOND FLOOR PLAN



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	2ND FLOOR PLAN
revisions	Sheet no.
	A-5