



BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA



FORM 120 - APPLICATION FOR VARIANCE/SPECIAL EXCEPTION

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

Pursuant to §3103.2 - Area/Use Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations,
an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zone District(s)	Type of Relief Being Sought	
				Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
3418 4th Street S.E.	5969	169-187	R-4	Special Exception	DCMR §11-413.9

Present use(s) of Property: Vacant and unimproved.

Proposed use(s) of Property: Child development center

Owner of Property: Southwest Church of Christ Telephone No: 202-997-3802

Address of Owner: 3100 13th Street N.W. Washington, D.C. 20010-2408

Single-Member Advisory Neighborhood Commission District(s): 8C07

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:

Application for special exception to build retaining walls in excess of 42 feet.

EXPEDITED REVIEW REQUEST (If interested, please select the appropriate category)

I waive my right to a hearing, agree to the terms in Form 128 - Waiver of Hearing for Expedited Review, and hereby request that this case be placed on the Expedited Review Calendar, pursuant to §3118.2 (CHOOSE ONE):

- ☐ A park, playground, swimming pool, or athletic field pursuant to §209.1, or
☐ An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to §223

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Date: 9/17/14

Signature*: 

To be notified of hearing and decision (Owner or Authorized Agent*):

Name: Erica Leatham E-Mail: leathame@ballardspahr.com

Address: 4800 Montgomery Lane 7th Floor Bethesda, Maryland

Phone No(s): (301) 664-6254 Fax No.: (301) 664-6299

* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

FOR OFFICIAL USE ONLY

Exhibit No. 1

Case No. _____

Board of Zoning Adjustment
District of Columbia
CASE NO.18830
EXHIBIT NO.30



BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
3418 4th Street S.E.	5969	169-197	R-4

Single-Member Advisory Neighborhood Commission District(s): 8C07

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	☐ §3103.2 - Use Variance	☐ §3103.2 - Area Variance	☒ §3104.1-Special Exception
Pursuant to Subsections	DCMR 413.9		

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22-2405)

Owner's Signature		Owner's Name (Please Print)	
		Emerson A. Hamilton, AIA	
Date	9/17/14	D.C. Bar No.	
		or	Architect Registration No. ARC 4117

FOR OFFICIAL USE ONLY

Based upon review of the application and self-certification, the Office of Zoning determines, pursuant to 11 DCMR §3113.2, this application is

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator within DCRA, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ 11 DCMR §3113.2; or ☐ 11 DCMR - Zoning Regulations.
Explanation _____	
Signature	Date

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Case No. _____

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	57,199	4,000	N/A	57,199	
Lot Width (ft. to the tenth)	50.73	40.0	N/A	50.73	
Lot Occupancy (building area/lot area)	8.4%	N/A	40%	33.22%	
Floor Area Ratio (FAR) (floor area/lot area)	.08	N/A	N/A	.33	
Parking Spaces (number)	N/A	10	N/A	13	
Loading Berths (number and size in ft.)	0	0	0	0	
Front Yard (ft. to the tenth)	N/A	N/A	N/A	233.1	
Rear Yard (ft. to the tenth)	N/A	20.0	N/A	61.7	
Side Yard (ft. to the tenth)	N/A	0	N/A	8.0	
Court, Open (width by depth in ft.)	N/A	N/A	N/a	N/A	
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	
Height (ft. to the tenth)	N/A	N/A	40.0	18.0	



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.



BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA



FORM 126 – BOARD OF ZONING ADJUSTMENT FEE CALCULATOR

Per §3180 of the Zoning Regulations, at the time of the filing of an application or an appeal with the Board of Zoning Adjustment, the applicant or appellant shall pay a filing fee in accordance the fee calculator below. In the case of an application combining two (2) or more actions, or for an application requesting consideration of more than one alternative, the fee shall be the total of the amounts for each action or alternative computed separately. However, for applications involving owner-occupied, one-family dwellings or flats, regardless of the number of variances, special exceptions, or alternatives requested, the fee is three hundred and twenty-five dollars (\$325.00). A department, office, or agency of the Government of the District of Columbia shall not be required to pay a filing fee where the property is owned by the agency and the property is to be occupied for a government building or use.

APPLICATION OR APPEAL TYPE:

VARIANCE:

FEE

UNIT

TOTAL

Owner-Occupied Dwelling

\$325

All Other Variances Per Section Requested

\$1,040

TOTAL FOR VARIANCES:

SPECIAL EXCEPTION:

Parking Lot/Garage/Accessory Parking (per space)

\$104

Child Development Center (per student)

\$33

Private School (per student)

\$33

Residential Under §353

\$520

CBRF (per person)

\$104

Office Use in SP (per 100 square feet)

\$52

Roof Structures

\$2,600

Hotel or Inn in SP (per room or suite)

\$104

Gasoline Service Station

\$5,200

Repair Garage

\$1,560

Home Occupation

\$1,560

Accessory Apartment Under §202

\$325

Theoretical Lot Under §2516

\$1,560

Additional Theoretical Lot Under §2516

\$520

Recycling Facility Under §802

\$5,200

Antenna Under §211

\$2,600

Any Other Special Exception

\$1,560

Chancery (per 100 square feet)

\$65

Owner-Occupied Special Exception

\$325

Time Extension/Modification – Owner Occupied

\$130

Time Extension/Modification – All other (percentage of filing fee)

26%

TOTAL FOR SPECIAL EXCEPTIONS: \$1560

APPEAL:

NCPC/ANCs/Citizens Association/Civic Association/Not-for-Profits

\$0

All other organizations, groups or persons

\$1,040

TOTAL FOR APPEALS:

GRAND TOTAL: 1560

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Name:

Erica Leatham

Signature:

Exhibit No. _____

Last Revised (10/18/10)

Case No. _____

4800 Montgomery Lane, 7th Floor
Bethesda, MD 20814-3401
TEL 301.664.6200
FAX 301.664.6299
www.ballardspahr.com

Erica A. Leatham
Tel: 301.664.6254
Fax: 301.664.6299
leathame@ballardspahr.com

Nydia M. Pouyes
Tel: 202.661.2216
Fax: 202.661.2299
pouyesn@ballardspahr.com

September 18, 2014

By Electronic Filing

Sara Benjamin Bardin, Director
District of Columbia Office of Zoning
441 4th Street N.W. Suite 210-S
Washington, D.C. 20001

Re: Amendment to Special Exception Application # 18830
Square 5969 Lots 169-187; 3418 4th Street S.E.

Dear Ms. Bardin:

On behalf of Bright Beginnings, Inc. (the "Applicant"), we submit the enclosed amendment to Special Exception Application #18830 (the "Amendment").

On July 14, 2014, the Applicant submitted a request for Special Exception that proposes a child development center designed to serve the needs of homeless children and parents in Wards 7 and 8 (the "Center") and to further Applicant's mission of providing safe, nurturing and developmentally-appropriate childcare for homeless infants, toddlers and preschoolers (the "Original Request for Special Exception").

The Applicant now submits this Amendment to request an additional Special Exception to the retaining wall requirements pursuant to D.C. Municipal Regulations ("DCMR") § 11-3104 and the guidance implemented thereunder.

The property, known as Square 5969 Lots 169-187 (the "Property"), is located on the southeast corner of 4th and Trenton Streets, S.E. in the R-4 Zone, in which the proposed Center is permitted, via a Special Exception, subject to certain restrictions.

I. Conformance with D.C. Municipal Regulations - Retaining Wall Special Exception

DCMR § 413.6 requires that a retaining wall located on any area between a property line and a building line shall not exceed a maximum height of 42 inches. Pursuant to DCMR § 413.9, however, retaining walls not meeting the requirements of the DCMR may be approved by the Board of Zoning Adjustment ("BZA") as a Special Exception. In addition to meeting the general conditions for being

DMEAST #18119485 v9

granted a Special Exception as set forth in DCMR § 11-3104.1, the Applicant must demonstrate that conditions relating to the building, terrain, or surrounding area would make full compliance unduly restrictive, prohibitively costly, or unreasonable.

A. Description of Retaining Walls

As shown on Exhibit A, the retaining walls will be structural walls and therefore made out of either concrete, masonry or a combination of both. Each retaining wall is designed to be as low as feasible based on the existing topographical conditions. Likewise, the terraces between each retaining wall are designed to be as wide as feasible based on the existing topographical conditions. The lower retaining wall is a maximum height of 4 feet. The upper retaining wall is generally under 42 inches tall, though in the southern portion of the Property, it reaches a maximum of 6 feet and 6 inches. The width of the landscaped area between both retaining walls varies between 4 to 10 inches based on the topographic condition.

B. DCMR § 11-3104.1

Pursuant to DCMR § 11-3104.1, the BZA is authorized to grant a Special Exception where it will be consistent with the general purpose and intent of the DCMR and Zoning Maps and will not create adverse effects on neighboring properties.

The Applicant's Special Exception request allows the Center to be developed in a way that ensures the soundness of the building and the safety of teachers/staff and children at the Center: without the approval of the retaining wall Special Exception, compliance with the Head Start Design Guide § 10.1.3, which requires direct egress from each classroom, is not possible.¹ As shown in the attached Exhibit A, the building is designed to have safe egress from each classroom through the exterior doors that empty onto the contiguous 4 foot wide walkway that surrounds the building. The building also provides unimpeded access to the outdoor activity spaces, the building's main entrance and 4th Street, S.E. On the west side of the building, where the terrain is very steep, this is only possible because the retaining wall and security fencing restrain the terrain below. The walkway is also designed to be compliant with 2010 ADA Standards, which would not be possible without the proposed Special Exception.

The retaining walls will not create adverse impacts on the neighboring properties as they face 4th Street S.E. on the western portion of the Property and unprogrammed green space on the southern portion of the Property. All of the Center's activities utilize the existing terrain so that they do not face 4th Street S.E., Ballou Senior High School across 4th Street S.E., or the residential uses south of the unprogrammed green space. As described above, the retaining walls are designed to be attractive and to integrate with the architecture of the building through tiered sections with landscaped terraces between each retaining wall. Each retaining wall is designed to be as low as feasible based on the existing topographical conditions. Likewise, the terraces between each retaining wall are designed to

¹ The Applicant is a member of the National Association of Education for Young Children/Head Start/ Early Head Start program and therefore must comply with applicable design requirements.

be as wide as feasible based on the existing topographical conditions. The lower retaining wall is a maximum height of 4 feet and replaces an existing 18 inch concrete retaining wall that demonstrates lateral failure due to the existing steep terrain above. See Exhibit B. The upper retaining wall is generally under 42 inches tall, though in the southern portion of the Property, it reaches a maximum of 6 feet and 6 inches. The width of the landscaped area between both retaining walls varies between 4 to 10 inches based on the topographic condition. The finish and color of the retaining walls are selected to blend into the building and create a desirable streetscape instead of a "fortress." Overall, the retaining walls provide a significant improvement to the existing undesirable conditions along 4th Street S.E. with a failing concrete retaining wall and unkempt landscaping.

C. DCMR § 413.9

Pursuant to DCMR § 413.9, the topography of the Property makes full compliance with the DCMR unduly restrictive, prohibitively costly, and unreasonable.

The existing topography of the Property is so steep and ineffectively restrained that it requires a series of retaining walls that exceed the requirements provided in the DCMR. There is a 13 foot grade change from the north to the south along the western portion of the Property at the right-of-way. This grade change increases to as much as 20 feet at the southeasterly Property line, resulting in the unprogrammed green space left on the southern portion of the Property. In developing the Center, it would be nearly impossible to cut away and haul from the Property four feet in depth of existing grade over 200 linear feet in length without significant earthwork and disruption to the neighboring properties. As demonstrated through the existing failing 18 inch retaining wall, the topography of the Property requires the earth to be held back with a wall in excess of 42 inches. The needs of the Center, to develop a safe building with direct egress from the classrooms and access to the outdoor activity spaces, are primary and require certain grades to be maintained along 4th Street S.E. to support the walkway. Therefore, the proposed retaining walls are the best way to address the Property's existing conditions and the Head Start Design Guide.

III. Community Outreach

As provided in the Original Request for Special Exception, the Applicant has engaged the community, including the Advisory Neighborhood Commission ("ANC"), to ensure that the Center is sympathetically designed and adds to the neighborhood fabric. In light of this Amendment, the Applicant had conducted additional outreach to ensure the community remains in support of the Center. Attached at Exhibit C are supplemental letters of support from immediate neighbors. Additional letters of support will be provided at a later date.

IV. Conclusion

The Applicant respectfully requests that the BZA approve this request for a Special Exception, as part of the Original Request for Special Exception, thereby permitting the Applicant to develop a Center to meet the needs of homeless and low-income populations in the District. As explained above and in the Original Request for Special Exception, the Center satisfies all of the requirements of the DCMR. The Center is a significant improvement over the current vacant and unimproved

Property. It provides high-quality day care services that will further the Applicant's efforts to stabilize and transition families out of homelessness.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Erica A. Leatham", with a long, sweeping horizontal line extending to the right.

Erica A. Leatham

A handwritten signature in blue ink, appearing to read "Nydia M. Pouyes", with a long, sweeping horizontal line extending to the right.

Nydia M. Pouyes

EAL/rp
Enclosures

Exhibit A
Plans

LEGEND

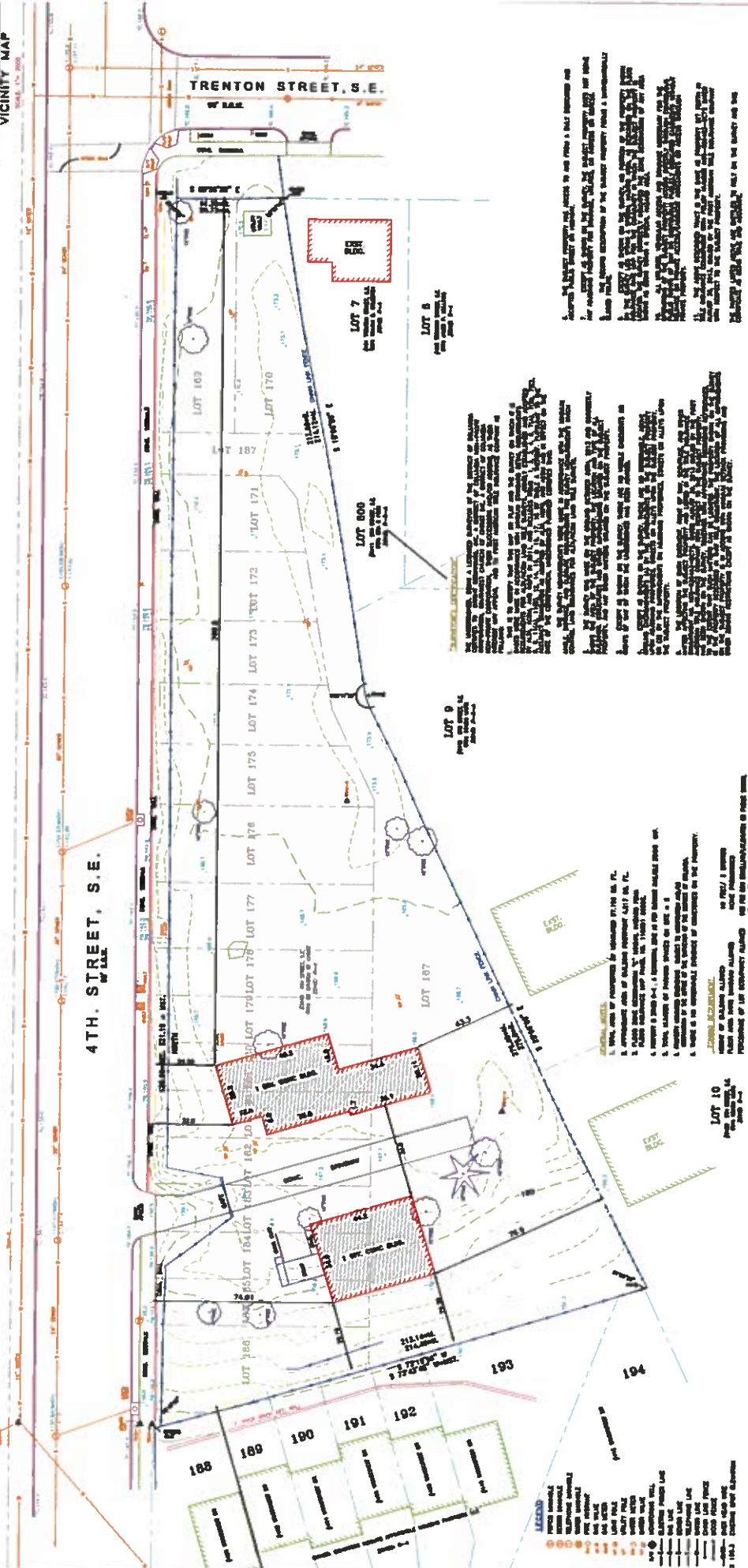
ALL LOTS LOCATED IN THE DISTRICT OF COLUMBIA
AND DATE INDICATED THEREIN AS FOLLOWS:
ALL LOTS LOCATED IN THE DISTRICT OF COLUMBIA
AND DATE INDICATED THEREIN AS FOLLOWS:
ALL LOTS LOCATED IN THE DISTRICT OF COLUMBIA
AND DATE INDICATED THEREIN AS FOLLOWS:

SC-REMARKS
REMARKS CONCERN THE EXISTING LOT 100
AND LOT 101. THE LOT 100 IS A 100' X 100' LOT
AND LOT 101 IS A 100' X 100' LOT.

Lot	Area	Dist	Remarks
100	100.00	100.00	100.00
101	100.00	100.00	100.00
102	100.00	100.00	100.00
103	100.00	100.00	100.00
104	100.00	100.00	100.00
105	100.00	100.00	100.00
106	100.00	100.00	100.00
107	100.00	100.00	100.00
108	100.00	100.00	100.00
109	100.00	100.00	100.00
110	100.00	100.00	100.00

LEGAL DESCRIPTION

ALL OF THESE LOTS OR PARTS OF LOTS LOCATED IN THE DISTRICT OF COLUMBIA
AND DATE INDICATED THEREIN AS FOLLOWS:
ALL OF THESE LOTS OR PARTS OF LOTS LOCATED IN THE DISTRICT OF COLUMBIA
AND DATE INDICATED THEREIN AS FOLLOWS:



C-100 EXISTING CONDITIONS

AAH CONSULTANTS LLC
4900 ROBESON BLVD., SUITE 203
LANTHAM, MARYLAND 20706
301-488-1700

BRIGHT BEGINNING DAYCARE
3418 4TH STREET, S.E.
LOTS 109 THRU 107 SQUARE 5909



Scale 1" = 40'

ALL LOTS LOCATED IN THE DISTRICT OF COLUMBIA
AND DATE INDICATED THEREIN AS FOLLOWS:
ALL LOTS LOCATED IN THE DISTRICT OF COLUMBIA
AND DATE INDICATED THEREIN AS FOLLOWS:

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AND DATE INDICATED THEREIN AS FOLLOWS:
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AND DATE INDICATED THEREIN AS FOLLOWS:
ALL LOTS LOCATED IN THE DISTRICT OF COLUMBIA
AND DATE INDICATED THEREIN AS FOLLOWS:



Scale 1" = 40'

C-101 SITE PLAN

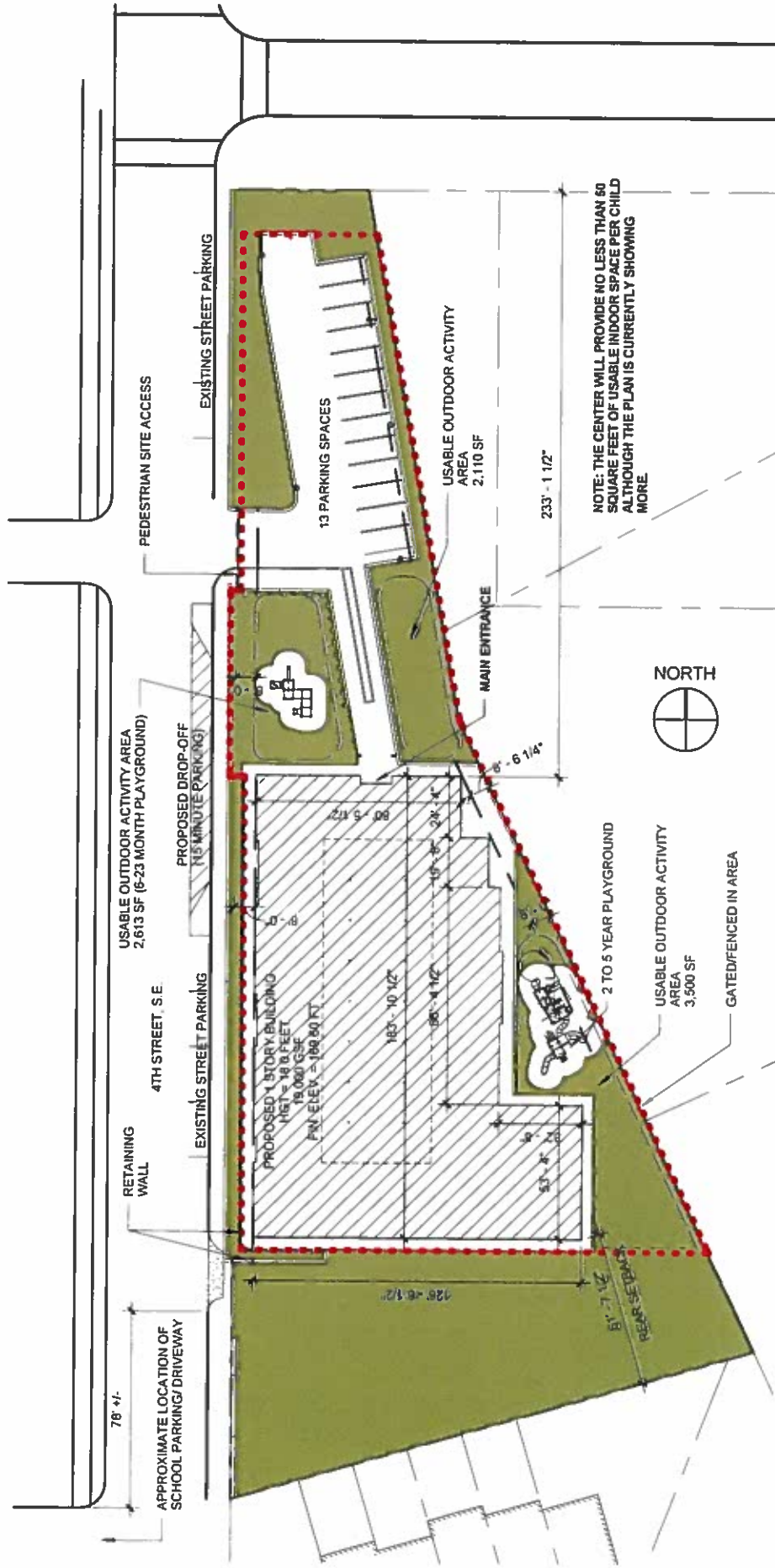
BRIGHT BEGINNING DAYCARE
3416 4TH STREET, S.E.
LOTS 169 THRU 187 SQUARE 5969

AAH CONSULTANTS LLC
4200 FORBES BLVD, SUITE 203
LATHAM, MARYLAND 20706
301-485-1750 443-1787 (FAX)
DESIGN
SOLUTION
CONSULTING

SITE PLAN

GENERAL NOTE.

1. TOTAL AREA OF PROPOSED BY MEASURED 87,140 SQ. FT.
2. APPROXIMATE AREA OF PROPOSED BUILDING FOOTPRINT 16,000 SQ. FT.
3. FLOOD ZONE DESIGNATION "C" MARINE WATERS FROM
FLOOD INSURANCE MAP PANEL NO. 110001 COAST.
4. PROPERTY IS ZONED R-4, A RESIDENTIAL ZONE FOR SINGLE-FAMILY HOMES.
5. TOTAL NUMBER OF PROPOSED PARKING SPACES ON SITE = 20
6. TOTAL NUMBER OF CHILDRN 140
7. REQUIRED OUTDOOR ACTIVITY AREA 7,500 SQ. FT.
(75 SF PER OUTDOOR ACTIVITY AREA PER CHLD)
8. PROPOSED OUTDOOR ACTIVITY AREA 12,110 SF
9. WATER CONNECTION WILL BE RE-USED EXISTING WATER MAINS.
10. EXISTING SEWER LINE WILL BE RE-USED OR UPGRADED BASED ON THE CITY.
11. A SAFETY FENCE WILL BE PROVIDED AROUND THE ENTIRE PROPERTY AS SPECIFIED



1 ARCHITECTURAL SITE PLAN

A-101 SCALE 1" = 40'-0"

BZA Application Set



Hamilton ASSOCIATES, LLC

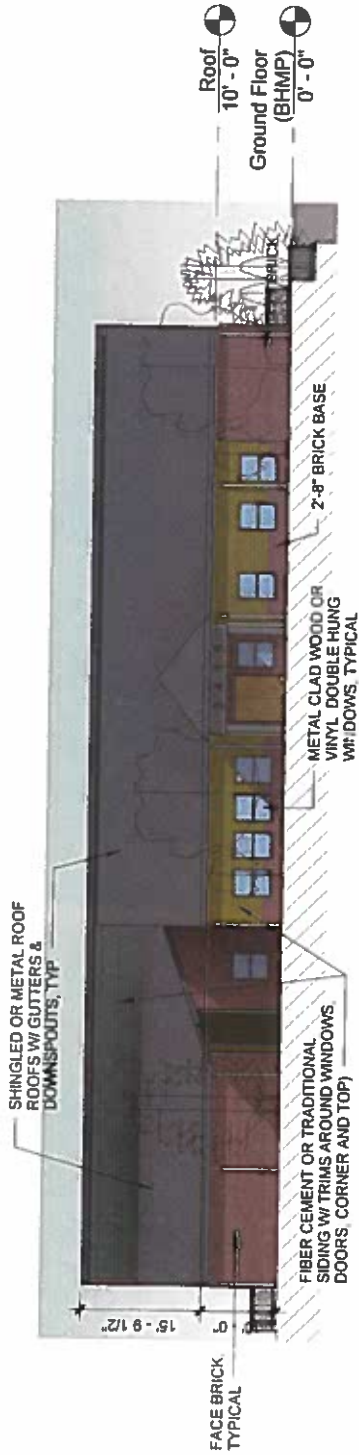
SEPTEMBER 15, 2014

A-101 ARCHITECTURAL SITE PLAN



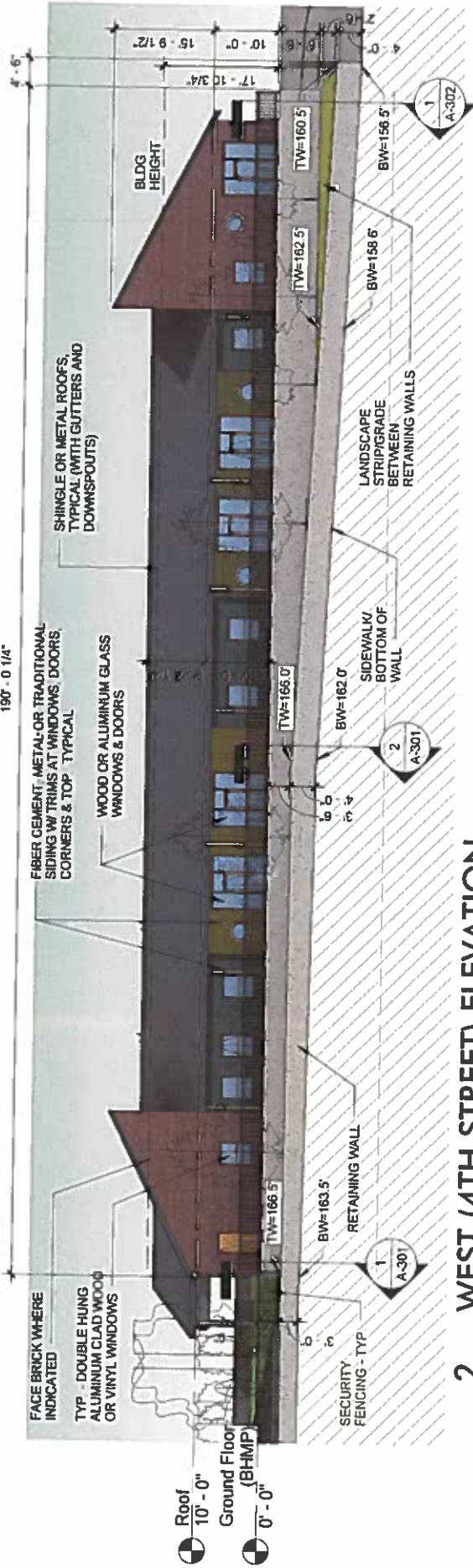
BRIGHT BEGINNINGS DAY CARE CENTER, EAST OF THE RIVER

3418 4TH STREET, S.E.
WASHINGTON, DC 20032



1 NORTH (FRONT) ELEVATION

A-201 SCALE 1/16" = 1'-0"



2 WEST (4TH STREET) ELEVATION

A-201 SCALE 1/16" = 1'-0"

BZA Application Set

**BRIGHT BEGINNINGS DAY CARE
CENTER, EAST OF THE RIVER**

3418 4TH STREET, S.E.
WASHINGTON, DC 20032

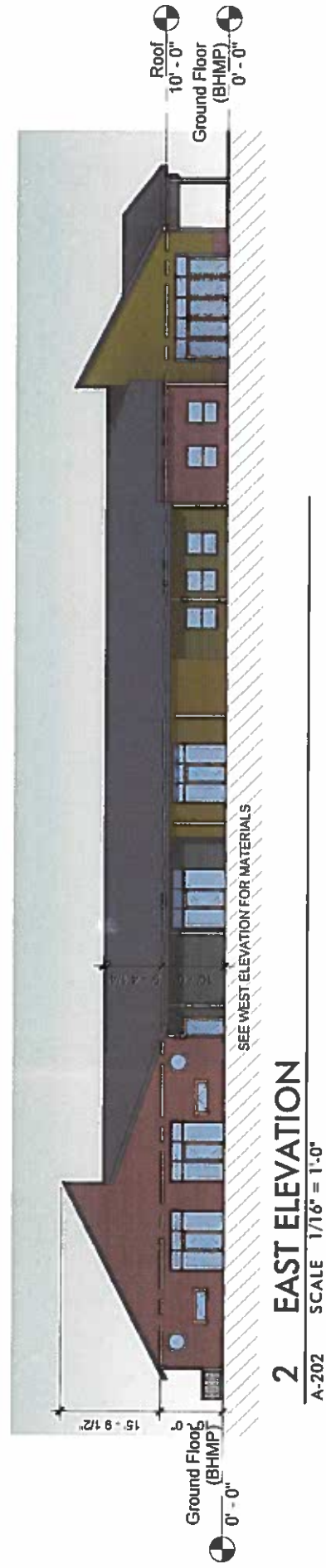
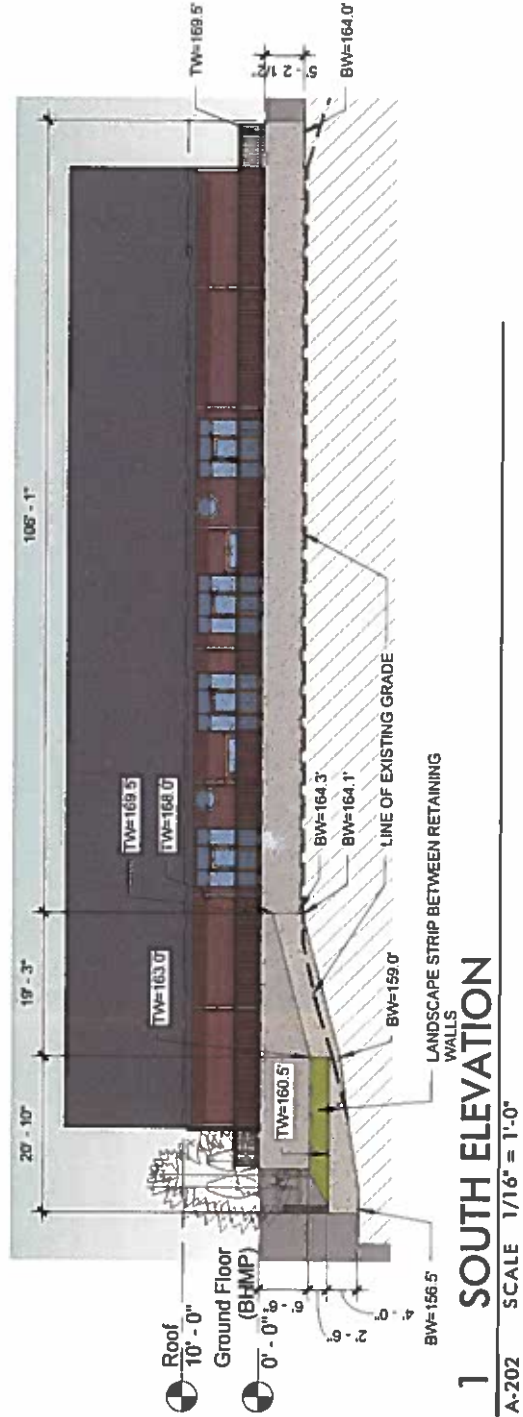


**A-201 ARCHITECTURAL
BUILDING ELEVATIONS**

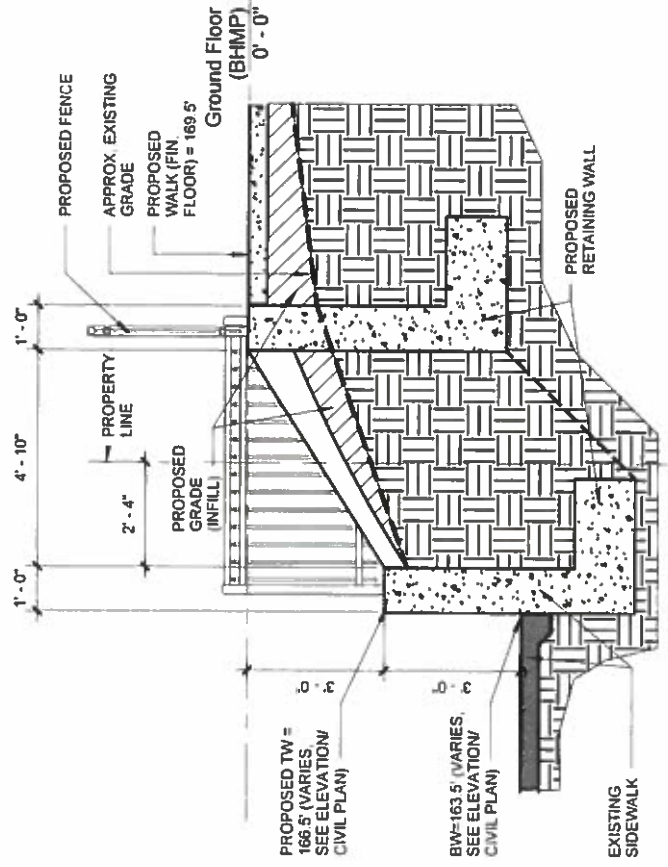
SEPTEMBER 15, 2014



HAMILTON ASSOCIATES, LLC

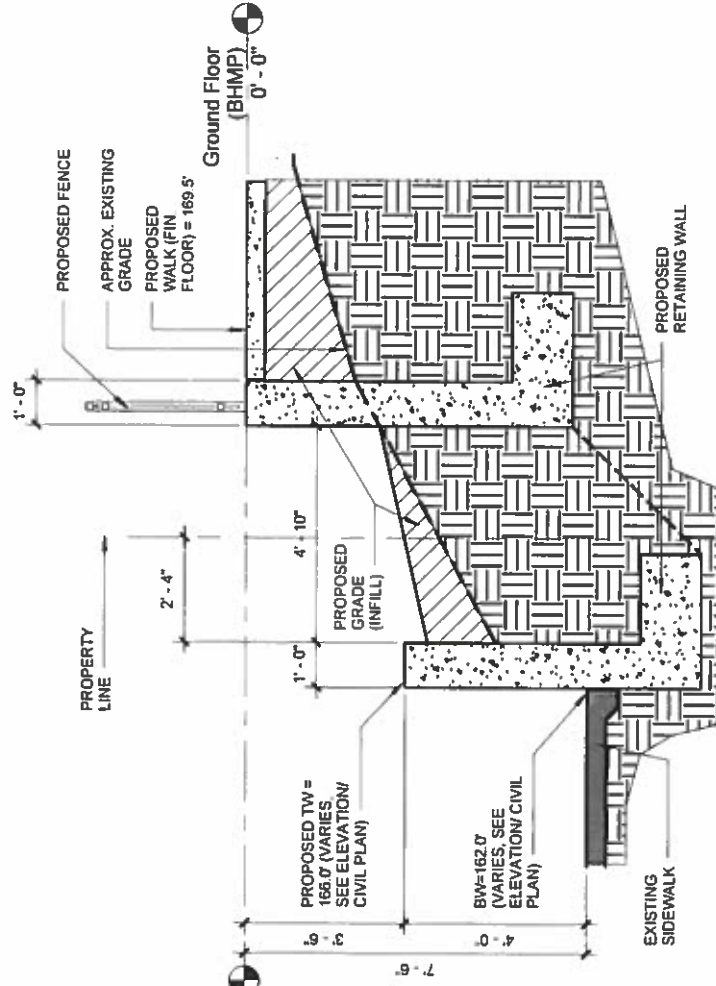


BZA Application Set



1 SECTION A @ RETAINING WALLS

A-301 SCALE 3/8" = 1'-0"



2 SECTION B @ RETAINING WALLS

A-301 SCALE 3/8" = 1'-0"



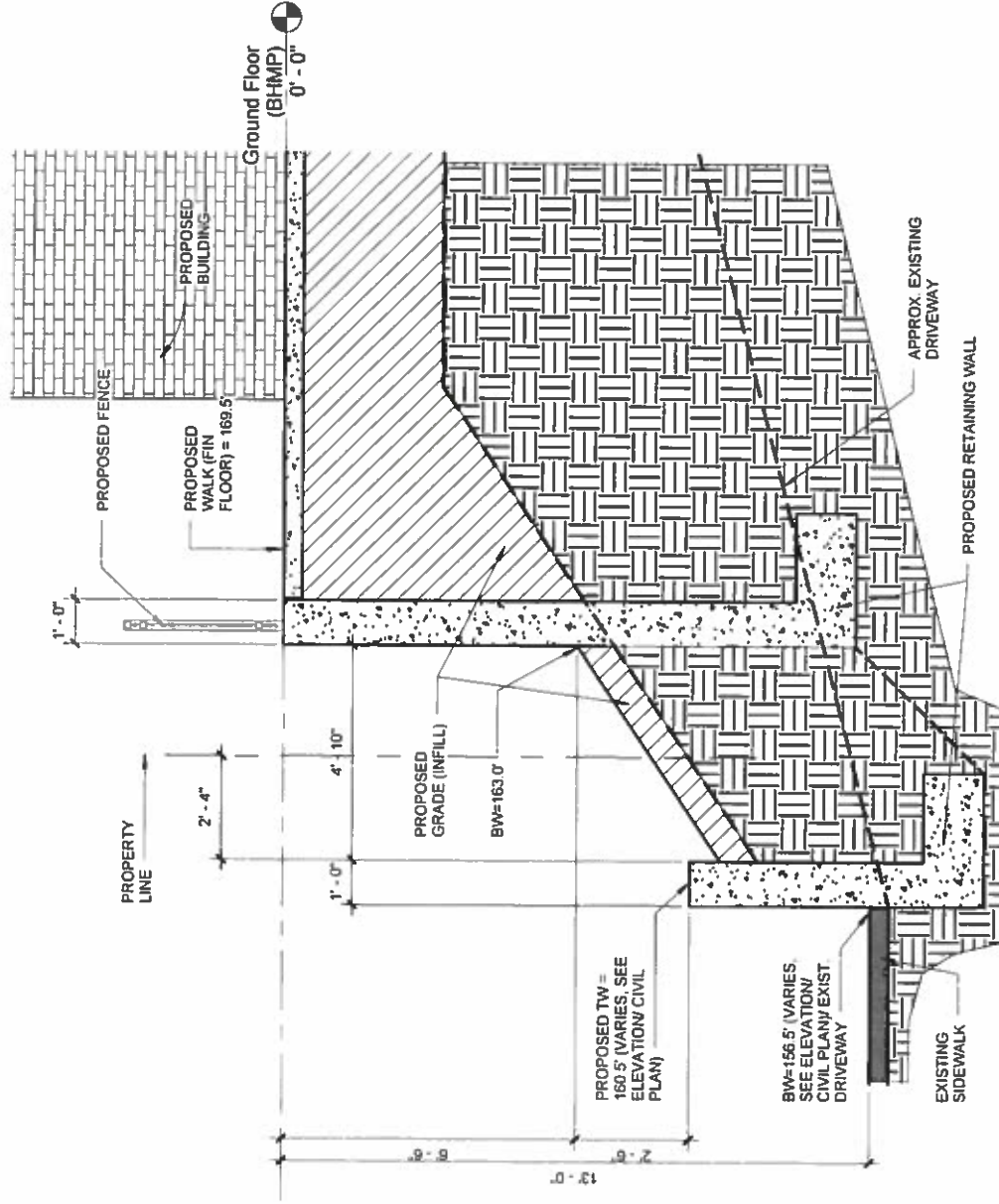
Hamilton ASSOCIATES, LLC

A-301 SECTIONS @ RETAINING WALL

SEPTEMBER 15, 2014



BRIGHT BEGINNINGS DAY CARE
CENTER, EAST OF THE RIVER
3418 4TH STREET, S.E.
WASHINGTON, DC 20032



1 SECTION C @ RETAINING WALLS

A-302 SCALE 3/8" = 1'-0"

Exhibit B
Photos of Property













Exhibit C
Letters of Support

September 16, 2014

Dr. Bettie J. Gaines
Bright Beginnings, Inc.
128M Street, NW, Suite 150
Washington, DC 20001

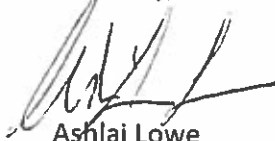
Re: Support of Redevelopment Application

Dear Dr. Gaines,

I am in support of your pending application to the Board of Zoning and Adjustment to redevelop the site at 3418 4th Street, SE. As a mother, and resident of the Ward 8 community, I have a vested interest in the availability, affordability, and the quality of childhood development and education in our neighborhood. I live two blocks away from the proposed site and the announcement of this facility is music to my ears. I have two small children that are both currently being schooled outside of my neighborhood and it would help me and other single parent families tremendously if there were more options for highly qualified and accredited schooling in our area.

If I can be of any assistance please give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ashlai Lowe', with a stylized flourish at the end.

Ashlai Lowe
3304 Martin L. King, Jr. Avenue, SE
Washington, DC 20032
336-340-5153

Sheron Tate
3217 Martin L. King, Jr. Avenue, SE
Washington, DC 20032

September 17, 2014

Dr. Bettie J. Gaines
Bright Beginnings, Inc.
128M Street, NW, Suite 150
Washington, DC 20001

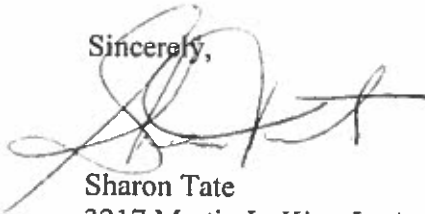
Re: Support of Redevelopment

Dr. Gaines,

I am in support of your pending application to the Board of Zoning and Adjustment to redevelop the site at 3418 4th Street, SE. I am a single mother of two early childhood aged children that lives a few blocks away from the proposed site and I would like to see additional early childhood development options. I understand fully the plight of parents and how difficult it is to secure quality childcare options and that plight must be amplified with coupled with the ills of homelessness.

I have lived in the Congress Heights neighborhood for over 4 years and have been active in the community. Dr. Gaines, Bright Beginnings has my support, and anything I can do to help you reach your goal of bringing quality early childhood development to the area please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sharon Tate', with a long horizontal stroke extending to the right.

Sharon Tate
3217 Martin L. King Jr. Ave SE
Washington, DC20032

From the Desk of

Kevin Vaughan
2472 Alabama Avenue, SE #A-102
Washington, DC 20020

September 15, 2014

Dr. Bettie J. Gaines
Bright Beginnings, Inc.
128M Street, NW, Suite 150
Washington, DC 20001

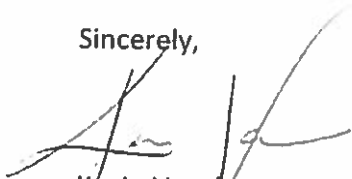
Re: Support of Redevelopment Application

Dear Dr. Gaines,

This letter is written to support your pending application to the Board of Zoning and Adjustment to redevelop the site at 3418 4th Street, SE. I am an advocate for early childhood development, and your vision to create a state-of-the-art early childhood development center in our Ward is much needed. As a resident of the Ward 8 community and potential Commissioner of ANC 8B03, I would like to see an efficient, impactful, and safe early childhood development center in our community.

I believe that the foundation of a thriving community lies in the quality of affordable education that our youth receive, and what better way to start, than a productive early childhood development center right here in our community. Your organization has my support and if I can be of any assistance please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Vaughan', with a stylized flourish extending from the end.

Kevin Vaughan
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kevinvaughanjr@gmail.com