May 14, 2001

Jerrily R Kress, FAIA
Director
Board of Zoning Adjustment
Government of the District of Columbia
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: BZA Application No. 16706

Dear Ms. Kress:

This letter is to inform the Board of Zoning Adjustment that the Mount Pleasant Advisory Neighborhood Commission (1E) has given consideration to Application Number 16706 to allow "office space and a convenience store in an existing apartment building in the R-4 District at premises 1708 Newton Street, NW" and has unanimously and publicly voted to deny supporting said application.

Our decision is partly based on the extensive and vociferous opinions of the residents in the area surrounding the Casa Vista building, as well as the Casa Vista residents themselves. The ANC is also concerned with the adverse effects that either office space OR a convenience store would have on the surrounding area:

Referring to D.C. Code, Section 5-424(g)(3), the site constraints of 1708 Newton Street do not justify grounds for approving the zoning variance. Furthermore, if approved, the zoning variance would a) detract from the existing zoning plan in Mt Pleasant and b) as indicated by testimony below, the variance can potentially be detrimental to the public good.

Parking – Parking is already at a premium in almost all of Mount Pleasant, especially in the residential district. Any business, whether it is a convenience store or business offices, would likely incur a greater loss of parking spaces considering the amount of visitors that would be coming in and out of the neighborhood.

Traffic – 1708 Newton Street is two corners away from an elementary school, increased visitors would mean increased traffic and, unfortunately, an increase in the likelihood of speeding- especially in a neighborhood where the visitor is unaware of exactly how close they are to an elementary school.

Historic Preservation – Mount Pleasant is an historic district, a point that the ANC gives special consideration to when deciding whether or not the application for zoning adjustment follows within the spirit of neighborhood's district.

BZA
Case No. 16706
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO.16706
EXHIBIT NO.21

In addition to written and oral testimony from neighbors and residents, there is at least one petition that the Commission is aware of, with a total of 21 signatures from residents in the surrounding blocks of 1708 Newton. A copy of this petition is attached (Attachment 4).

The ANC's monthly public meeting was held on April 2, 2001 and was advertised heavily in both Spanish and English as specifically including time to speak to the 1708 Newton zoning application (See Attachment 1). The Commissioners were also able to get a large group of the Casa Vista residents to attend the meeting, and provided ad hoc Spanish/English translation for those who were not fluent in English. There were also a large number of 1708 Newton neighbors who had come to the meeting to speak about their concerns regarding the apartment building in question in general, as well as about the zoning application specifically. No one who spoke, besides Mr. Heidary himself, supported the application.

Mount Pleasant's ANC meetings require a quorum of four out of the six Commissioners. All six Commissioners were present for this meeting. Attached (Attachment 2) are the official, approved minutes of that meeting. Below are some highlights from the meeting taken from separate notes:

> The ANC Chair, Jim Whitman, began the public hearing. It was at this time that the ANC and community learned that the application had been changed from requesting a zoning change that would allow a convenience store to one that would allow office space. He said that the applicant would be given five minutes to state his case for rezoning the property from residential to one that would allow another type of use. A sign up sheet for residents who want to testify dictated the order in which residents spoke. Each was given two minutes time limit to make their statement.
>
> **Applicants Opening Statement**
> *Mr. Mike Heidary Massoud*
> Mr. Massoud stated that he had recently acquired the building at 1708 Newton Street, NW, which includes one efficiency, eight one-bedroom units, and eight two-bedroom units. There is currently overcrowding in the apartment. Residents of the building and in the surrounding area do not put trash in the dumpsters located along the eastern wall of the building along 17th Street. He has spent $2,000 for rat control. He is requesting a zoning variance that will convert part of the building from residential use to office use as part of a strategy to reduce the amount of trash being generated in the property. He has also taken efforts to kill rats that live in the area surrounding the trash.
>
> **Community Comments**
> *Jim Dickerson, 3400 block of 17th Street*
> Mr. Dickerson is opposed to the rezoning. The property at 1708 Newton is an inappropriate location for a commercial use. There is already a local convenient store within a ½ block from this address. There is no need for a second convenient

store in this part of Mount Pleasant. Other neighborhood businesses are also clustered on Mount Pleasant Street, less than an 1/8 of a mile away. There is a large traffic problem in this part of Mount Pleasant and residents have tried for years to limit the amount of traffic on the narrow streets that surround this property. The conversion of residential units in this building to office space will reduce the number of affordable housing units in Mount Pleasant, something that has already greatly diminished during the last three to five years.

Gerry Fitzgerald, 1656 Newton
Mr. Fitzgerald is opposed to the rezoning. He lives across the street from the trash storage area for this building. The previous owner changed the trash room that had been inside the building into apartments. The current R-4 zoning only allows a home office, not the type of use that Mr. Heidary is proposing for the site. If there is room in the building for an office or convenience store, then there is space inside the building for a trash room. There is already a lot of traffic on the streets surrounding this property and the proposed use for the site will put greater demands on parking.

Bryan Peterkin-Vertanesian, 3338 17th Street
Mr. Peterkin-Vertanesian is opposed to the rezoning. Parking in this part of the neighborhood is already a problem and introducing an office of commercial use to this property will contribute to this problem. If the owner want the support of the neighborhood, he should first take care of the trash problem that has existed at this site for years.

Rob Schurgin, 3336 17th Street
Mr. Schurgin is opposed to the rezoning. The logic of the owner to reduce the number of tenants to take care of his trash problem, and then introduce a use that will increase the amount of trash being generated on the site, does not make sense.

Multiple Residents of 1708 Newton Street stated through translator Claudia Canepa
Residents of the building oppose the rezoning. They stated that the property is practically abandoned. Tenants do put out trash in the designated trash area. Tenants in the building do not care about the building because the owner does not care. The owner is never at the building. The is not one to call to take care of problems and there is no resident manager.

Applicants Response to Community Comment
Mr. Heidary stated that current code allows an office in his building and that he is entitled to office space. He has come to talk to local residents to resolve the trash problem, but tenants and neighbors are not cooperating. He stated that he has spent $100,000.00 on new carpet for the building and up to $1,000.00 to improve each apartment unit in the building. He has paid $5,000 in water bills for the last two months. Carpet that has been installed in the building has already been ruined by the residents and needs to be replaced.

Community Response

Jim Graham, City Council Member for Ward 1

Mr. Hiedary is a new owner of the building. The apartment building is in poor condition both inside and outside. The solution is not to make a commercial use in the building. There needs to be an effective trash room inside the building. If he does not do what is right, he will not be respected by the community.

The full notes of comments are attached (Attachment 3) for your review.

After hearing the issue, Commissioner James Whitman, with Gwen Davidow seconding, offered a resolution to oppose zoning variance Application No. 16706.

The resolution is as follows:

ANC IE hereby opposes the variance proposed under BZA application # 16706 in reference to 1708 Newton Street due to the adverse impact such a variance would have on the neighborhood due to:

-the inappropriateness off the proposed use within a primarily residential area,

-the fact that the neighborhood is already more than adequately served by retail and office space,

-the addition of retail and /or retail office space would create additional traffic and create strains on already limited parking,

-and, most importantly, addition of the proposed commercial space will eliminate already scarce affordable housing units in Mt. Pleasant.

It was passed unanimously by ANC 1E.

Any of the following Commissioners are hereby authorized to present this report to the District of Columbia Government.

Jim Whitman, ANC 1E Commissioner
Gwen Davidow, ANC 1E Commissioner
Desmond Dodd, ANC 1E Commissioner
Michael Simms, ANC 1E Commissioner
Katherine Sucher, Mt. Pleasant Resident, ANC Environment & Infrastructure Committee member

Thank you for your time and consideration on this matter. If you have any questions, you may feel free to contact Commissioner Gwen Davidow at 703 610 7273.

Sincerely,

Jim Whitman, Chair
ANC 1E

Attachments

1. Bilingual poster advertising public ANC meeting.
2. Minutes of the ANC Public April Meeting
3. Notes on the ANC Public April Meeting
4. Petition signed by the 3400 block of Mt. Pleasant

Cc: John Moore, Office of Planning
Mr. Massoud Heidary

Reunión Pública/Public Meeting

Habrà una presentación sobre su propio edificio de apartamentos – Casa Vista – presentado por el propietario, Sr. Massoud Mike Heidary.
El comentarà sobre sus cambios propuestos al edificio.

Favor de asistir esta reunión pública de la comunidad donde ustedes pueden darnos (en inglés ó español) sus opiniones.
Con cualquier duda, llame a 202.986.5840.

Fecha y Dirección
Date & Place
La Casa, 3166 Mt. Pleasant St.
Monday/Lunes, April/Abril 2
8pm

There will be a presentation made regarding your apartment building, Casa Vista, by the building landlord, Mr. Massoud Mike Heidary. He will comment on a zoning variance he has requested to the building.

Please attend the public ANC (Advisory Neighborhood Commission) meeting where this presentation will take place. You may also comment at this meeting on your opinions as residents of Casa Vista.
Any questions, call 202.986.5840.

Minutes for the ANC 1-E Meeting of April 2, 2001

The regular April 2, 2001, meeting of the Mt. Pleasant ANC 1-E was in the Mt. Pleasant neighborhood. The Chair Jim Whitman called the meeting to order at 8:05 pm. Commissioners Collins, Davidow, Dodd, Shaheen, Sims, & Whitman were present. A quorum was present. 50+ members of the community were in attendance. The April agenda was reviewed and approved by the Commission.

March Minutes were prepared, but not available at the meeting. They will be presented at the May meeting.

Treasurer's Report

No payments have yet been made by the current Commission. The new checkbook just arrived on Saturday, 3/31/01. The current balance is $26,845.00 with $2,321.38 in outstanding invoices, for a net of $24,523.62.

Community Forum

--Citizens spoke on the impact of the DC 2000 Census & impending housing bill before the City Council.
--Anti-Klingle Road representative spoke about the 1200 signatures they have gathered & about a press release they were issuing.
--Stand-up for Democracy representatives spoke about a Tax Protest on 4/10 and a protest letter that can be mailed with your tax return to the IRS.

Announcements From Commissioners

--There will be Affordable Housing meetings with Tenants on 5/29, 7pm, at the MtP Library in Spanish & English. There will be a second meeting with tenants on 5/31 in Vietnamese and English at place & time to be determined.
--The DC Office of Planning will have a Neighborhood Planning Workshop on 4/28, 9:30 am to get citizen input for the 2003 budget.
--Streetlights – Commissioner Sims is focusing on the streetlight problems in his SMD. At 17th & Newton a Washington standard lamp has been knocked down and wires are exposed. There is also a missing lamppost at Mt Pleasant St. & Newton.
--Nominations open for ANC recognition to substance abuse organizations. So far Neighbor's Consejo & Recovery Works have been nominated.
--Guidelines & Applications for the ANC 2001 Grant program are available.
--Mt. Pleasant Pride Day will be on 5/19. The gardening & cleaning details will be announced at the May meeting.
--WAMATA is seeking community comments for proposed changes to the bus routes.
--Neighbors are concerned about poorly delivered advertising flyers. Citizens can call 645-7196 to report illegal flyers.

---Commissioner James Whitman and Desmond Dodd seconding introduced a resolution to strongly discourage flyers & all other violations of public space abuse, such as dog waste.

Resolution: "Illegal Distribution of Commercial Advertising Flyers"
Adopted Unanimously, April 2, 2001 - ANC 1E-Mount Pleasant

ANC 1E hereby strongly discourages the illegal distribution of commercial

advertising flyers in violation of DC Code 24-1-108 as well the violation of any DC law.

Zoning Variances

32-Year residents at 1631 Harvard St. requested support for a variance for part of a first floor addition to build a bedroom and bath to accommodate her husband who is now confined in wheelchair. There was no community opposition. **Commissioner Desmond Dodd, and seconded by Gwen Davidow, introduced a resolution to support the zoning exception. The motion was adopted unanimously.**

1708 Newton St. - Casa Vista Zoning Variance.

Mr. Masoud spoke to the Commission about Casa Vista. He purchased the 17 unit building six months ago. (1 eff., 8 1 bdrm, & 8 2 bdrm) The trash problem is not limited to tenants. Other neighbors abuse the building's trash containers. He has spent $2,000 for rat control. He wants to change east side to office use, not convenient store, as was incorrectly stated. Neighbor Dickerson, 3418 17th St., contends that the proposal is an inappropriate use. There would be additional traffic flow problems at that intersection. There would be a loss of affordable housing units. Neighbor Gerry Fitzgerald, 1656 Newton, lives opposite the trash storage area. Trash needs to be stored in the building no matter what the uses of the building. Another neighbor at 3338 17th St is opposed to the variance. Neighbors in the 3300 block of 17th St. claim that reducing the number of housing units will not solve trash problems. Casa Visa tenants spoke and claimed that the building is practically abandoned. Nobody cares, so trash accumulates. It is about enforcement of cleanliness. No resident manager. If management cares, the tenants will care. Two dumpster have been removed; only one remains. Neighbor & Councilmember Graham staffer Denise Wiktor stated that trash needs more frequent pick-up, and should move inside. Some of the existing units may be illegal. Recent rent increases may be illegal. Sylvia Stern, of the 3400 block of Mt. Pleasant St. has gathered 21 signatures to oppose any proposed connivance store. Even office space usage would not reduce trash problems. A woman living at 3340 17th met with owner, but could reach no workable solutions. Mr. Masoud responds that he is entitled to office space. He is trying to resolve all problems, but tenants & neighbors are not cooperating. Recently he has paid $5,000 water bills for the last two months. Tenants complained that changes only occur when conditions force changes. All the pipes are leaking and that is the cause of the high water bills. Rents have been raised by as much as $300/mo.

Councilmember Graham has made at least five visits to Casa Vista to inspect trash problems. Trash needs to be stored inside and address tenant issues. He opposes the variance. Gwen Davidow acknowledged the positive efforts the new owner has made to improve the building but much more needs to be done.

Commissioner Jim Whitman, with Gwen Davidow seconding, offers a resolution to oppose zoning variance #16706.

Resolution: "BZA Application-1708 Newton, Casa Vista"
Adopted Unanimously April 2, 2001 - ANC 1E-Mount Pleasant

ANC IE hereby opposes the variance proposed under BZA application # 16706 in reference to 1708 Newton Street due to the adverse impact such a variance would have on the neighborhood due to:

-the inappropriateness off the proposed use within a primarily residential area,

-the fact that the neighborhood is already more than adequately served by retail and office space,

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-and, most importantly, addition of the proposed commercial space will eliminate already scarce affordable housing units in Mt. Pleasant.

Awards Ceremony
ANC presents plaques to businesses that have cooperated in a community wide solution to alcohol abuse.

Redistricting of Ward 1
Councilmember Graham urged citizen input in the redistricting process. [illegible] redistricted out of Ward 1. Wards 2 & 3 also have to lose population.

Sportsman's Wine & Liquor ABC Class A License Renewal
ANC has met with the owner and Mr. Vondas has agreed to cease the sales of single cans. Mr. Vondas disagrees with the concept of interfering with business operations by banning single sales. However he will eliminate the sales of single sales. He requests that the ANC publicly supports his efforts to cooperate with the community wide solution to alcohol abuse. One of Mr. Vondas's tenant spoke of problems in some of his buildings.

Commissioner Desmond Dodd, with a second by Gwen Davidow, proposed a resolution to oppose the license renewal as a matter of course to allow ANC input into the renewal process.

Resolution: "ABC License Renewal-Sportsman Liquor"
Adopted Unanimously April 2, 2001(Commissioner Collins recused) - ANC 1E-Mount Pleasant

ANC 1E hereby votes to protest the license renewal application of Sportsman's Wine & Liquor, 3249 Mt. Pleasant Street, as the establishment's current practices have a adverse impact on the peace, order and quiet of the community. ANC 1E will seek compliance with the community wide solution as part of its voluntary agreement with Sportsman's Liquor.

Staff Contractor
Commissioner Desmond Dodd offered a resolution to pay Robert Frazier $600 for contract service for January 2001.
Adopted Unanimously April 2, 2001 - ANC 1E-Mount Pleasant

New Business:
The GreenStreets Initiative is applying for an Urban Forest Council grant for environmental education & new tree plantings along Mt. Pleasant St.

Commissioner Chris Shaheen, with a second by Michael Sims proposes a resolution of support for the grant application.
Adopted Unanimously April 2, 2001 - ANC 1E-Mount Pleasant

Commissioner Gwen Davidow, with a second by Desmond Dodd, proposes a resolution to support payment for language translation services for the April newsletter to improve community outreach.
Adopted Unanimously April 2, 2001 - ANC 1E-Mount Pleasant

Neighbor Irving Gordon requests that the ANC develop a plan to assist merchants to remove security grates from the outside of Mt. Pleasant St. businesses. He also urged continued support for the repair and reopening of Klingle Rd.

Announcements:
The next ANC 1-E meeting will be held on May 7th at 8 pm at 3166 Mt. Pleasant St.
The meeting was adjourned at 10 pm.

Respectfully submitted for Secretary Dodd by ANC staff contact for Ward Four

Approved by: _____ Date: _____

Mount Pleasant ANC-1E
Community Hearing on Zoning Application No. 16706

James Whitman began the public hearing. It was at this time that the ANC and community learned that the application had been changed from requesting a zoning change that would allow a convenience store to one that would allow office space. He said that the applicant would be given five minutes to state his case for rezoning the property from residential to one that would allow another type of use. A sign up sheet for residents who want to testify will dictate the order in which residents speak. They will be given two minutes to make their statement.

Applicants Opening Statement
Mr. Mike Heidary Massoud
Mr. Massoud stated that he had recently acquired the building at 1708 Newton Street, NW, which includes one efficiency, eight one-bedroom units, and eight two-bedroom units. There is currently overcrowding in the apartment. Residents of the building and in the surrounding area do not put trash in the dumpsters located along the eastern wall of the building along 17th Street. He has spent $2,000 for rat control. He is requesting a zoning variance that will convert part of the building from residential use to office use as part of a strategy to reduce the amount of trash being generated in the property. He has also taken efforts to kill rats that live in the area surrounding the trash.

Community Comments
Jim Dickerson, 3400 block of 17th Street
Mr. Dickerson is opposed to the rezoning. The property at 1708 Newton is an inappropriate location for a commercial use. There is already a local convenient store within a ½ block from this address. There is no need for a second convenient store in this part of Mount Pleasant. Other neighborhood businesses are also clustered on Mount Pleasant Street, less than an 1/8 of a mile away. There is a large traffic problem in this part of Mount Pleasant and residents have tried for years to limit the amount of traffic on the narrow streets that surround this property. The conversion of residential units in this building to office space will reduce the number of affordable housing units in Mount Pleasant, something that has already greatly diminished during the last three to five years.

Gerry Fitzgerald, 1656 Newton
Mr. Fitzgerald is opposed to the rezoning. He lives across the street from the trash storage area for this building. The previous owner changed the trash room that had been inside the building into apartments. The current R-4 zoning only allows a home office, not the type of use that Mr. Heidary is proposing for the site. If there is room in the building for an office or convenience store, then there is space inside the building for a trash room. There is already a lot of traffic on the streets surrounding this property and the proposed use for the site will put greater demands on parking.

Bryan Peterkin-Vertanesian, 3338 17th Street
Mr. Peterkin-Vertanesian is opposed to the rezoning. Parking in this part of the neighborhood is already a problem and introducing an office of commercial use to this

property will contribute to this problem. If the owner want the support of the neighborhood, he should first take care of the trash problem that has existed at this site for years.

Rob Schurgin, 3336 17th Street
Mr. Schurgin is opposed to the rezoning. The logic of the owner to reduce the number of tenants to take care of his trash problem, and then introduce a use that will increase the amount of trash being generated on the site, does not make sense.

Multiple Residents of 1708 Newton Street stated through translator Claudia Canepa
Residents of the building oppose the rezoning. They stated that the property is practically abandoned. Tenants do put out trash in the designated trash area. Tenants in the building do not care about the building because the owner does not care. The owner is never at the building. The is not one to call to take care of problems and there is no resident manager.

Minerva Joseph, 1708 Newton Street
Ms. Joseph is opposed to the rezoning. The building used to have three dumpsters to handle trash for residents, now the building has only one. That is not enough to address the tenants complaints.

Denise Wiktor, 1707 Kilbourne Street
Ms. Wiktor is opposed to the rezoning. There is no resident manager on the site to respond to tenant complaints. The property owner has made dramatic rent increases in the last couple of months. This property has been cited for illegal storage of trash countless times. Council Member Jim Graham is not supportive of the zoning variance request.

Sylvia Sturm, 3421 Mount Pleasant Street
Ms. Sturm is opposed to the zoning variance. She is speaking on behalf of the residents living in the 3400 block of Mount Pleasant Street, just one block from the site of the proposed zoning variance. 21 residents of that block have signed a petition opposed to the variance and she is submitting the petition to the ANC. Residents in the area surrounding 1708 Newton Street have worked very hard to address problems at this site and have had no cooperation with the past or present owner.

Nancy Ingraham, 3340 17th Street
Ms. Ingraham is opposed to the zoning. She states that Mr. Heidary's proposed solution to the trash problem - to move the trash back from the street - will not work.

Applicants Response to Community Comment
Mr. Heidary stated that current code allows an office in his building and that he is entitled to office space. He has come to talk to local residents to resolve the trash problem, but tenants and neighbors are not cooperating. He stated that he has spent $100,000.00 on new carpet for the building and up to $1,000.00 to improve each apartment unit in the building. He has paid $5,000 in water bills for the last two months. Carpet that has been

installed in the building has already been ruined by the residents and needs to be replaced.

Community Response

Nora Acita, Resident of 1708 Newton Street

Pipes in her apartment are in terrible condition. She notified the owner of the leaks in her pipes, but the problem was not corrected. New carpet was installed in her apartment, but the leaks in the pipes soaked the carpet making is damp constantly. This carpet needs to be replaced. Rents have recently been raised by as much at $300 a months.

Ms. Martinez, Mount Pleasant Resident

A convenient store will not resolve the trash problem. Hispanics have more trash and need more trash receptacles. The property owner could solve the problem by moving the trash indoors and doing what is right.

Jim Graham, City Council Member for Ward 1

Mr. Hiedary is a new owner of the building. The apartment building is in poor condition both inside and outside. The solution is not to make a commercial use in the building. There needs to be an effective trash room inside the building. If h does not do what is right, he will not be respected by the community.

Commission Discussion

Commissioner James Whitman, with Gwen Davidow seconding, offered a resolutin to oppose zoning variance Application No. 16706.

Resolution: "BZA Application - 1708 Newton, Casa Vista"
Adopted Unanimously April 2, 2001, ANC-1E Mount Pleasant

ANC-1E hereby opposes the variance proposed under BZA application No. 16706 in reference to 1708 Newton Street due to the adverse impact such a variance would have on the neighborhood due to:

1. **The inappropriateness of the proposed use within a primarily residential area,**

2. **The fact that the neighborhood is already more than adequately served by retail and office space,**

3. **The addition of retail and/or retail office space would create additional traffic and create strains on already limited parking,**

4. **And, most importantly, addition of the proposed commercial space will eliminate already scare affordable housing units in Mount Pleasant.**

Petition from Neighbors on the 3400 Block of Mt Pleasant Street in Opposition to Requested Zoning Variance to Open a Convenience Store at 1708 Newton Street

We the undersigned are residents of the 3400 block of Mt. Pleasant Street in the Mt. Pleasant neighborhood of Washington, D.C. Our block is a dead-ended street leading from the corner of Newton Street to Rock Creek Park. There are 15 houses on our street and a small apartment building. The north side of the Bancroft elementary school borders the north side of our block. We are one block away from the proposed site.

We are strongly opposed to the granting of a zoning variance to allow the opening of a convenience store in the apartment building on the corner of Newton and 17th Street at 1708 Newton Street for the following reasons:

- **We believe that a convenience store in this location is unwarranted since there are numerous other such stores within easy walking distance, one less than a block away from the proposed use.**
- **This particular location has been served with numerous health and safety violations in recent years for trash and rats. The latest violations are as recent as March 2001. We believe that the inclusion of a convenience store at this location would only exacerbate this problem.**
- **The corner of 17th and Newton is a particularly tight corner to maneuver in a vehicle, has no adequate short-term parking and is poorly lit. We believe that the inclusion of a convenience store would be a severe detriment to the public safety of our neighborhood because of these issues.**
- **Crime statistics for this area of Newton Street are alarmingly high. We are concerned that a convenience store at this location would not be a deterrent but rather further threaten the safety of our neighborhood.**

For the above stated reasons we strongly oppose the granting of a variance in this location.

Signed by:

K. Westcott 3451 Mt. Pleasant Dr. NW 202 299-0991
[illegible] 3451 Mt. Pleasant St. NW 299-0990
Theodora Moore 3439 Mt. Pleasant St., NW (202) 745-1707
Barbara Burnham 3435 Mt Pleasant St NW 265-0939
[illegible] 3435 Mt. Pleasant St NW
Gary R Knight 3437 Mt Pleasant St NW 483-3521
Laura W Kenny 3433 Mt Pleasant St NW 483-7936
Rosella E. Young 3433 Mt Pleasant St., NW 234-4379

Sylvia Sturm	3421 Mt. Pleasant St NW
Linda Clem	345 Mt. Pleasant Street NW
Erica Kosciuck	3417 MT. PLEASANT ST. NW
[illegible]	345 Mt Pleasant St NW
Shirley Wells	3419 Mt. Pleasant St. N.W.
[illegible]	340 Mt Pleasant St NW
[illegible]	3423 MT. PLEASANT ST NW.
OLIVIA MELLAR	3403 MT. PLEASANT ST N.W.
[illegible]	3425 Mt. Pleasant St NW
[illegible]	3445 Mt. Pleasant St NW
[illegible]	3415 Mt Pleasant
Kate Atwell	3403 MT PLEASANT
Rae Rutt	3403 Mt. Pleasant #B