ARNOLD & PORTER

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Washington, DC 20004-1206

Not Engaged in the Practice of Law.

October 9, 2002

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

Re: Pre-Hearing Submission, Application No. 16927
(Temperance Row – Public Welfare Foundation and Manna, Inc.)

Dear Mr. Griffis and Members of the Board:

Regarding the Pre-Hearing Submission in Application No. 16927, the Applicant's plans have not changed since the initial filing, and we have no additional information to submit at this time. Accordingly, our Application and supporting documentation are offered as our Pre-Hearing Submission.

Thank you for your consideration of this application.

Sincerely,

CAGiordano

Cynthia A. Giordano

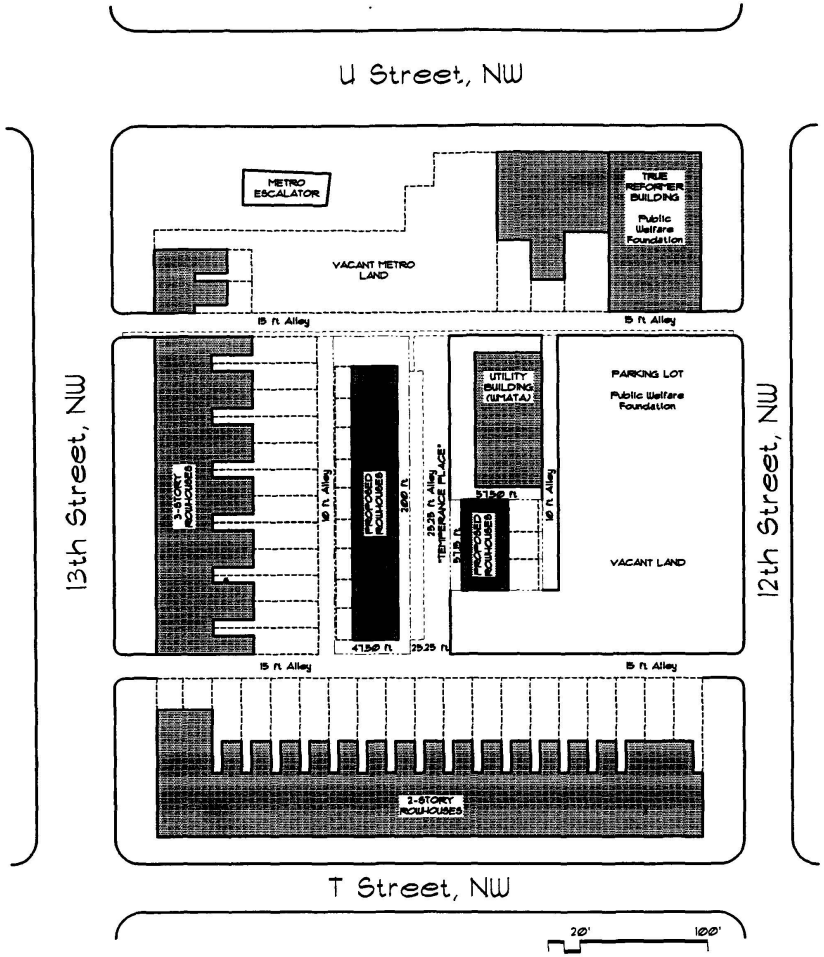
NWGross

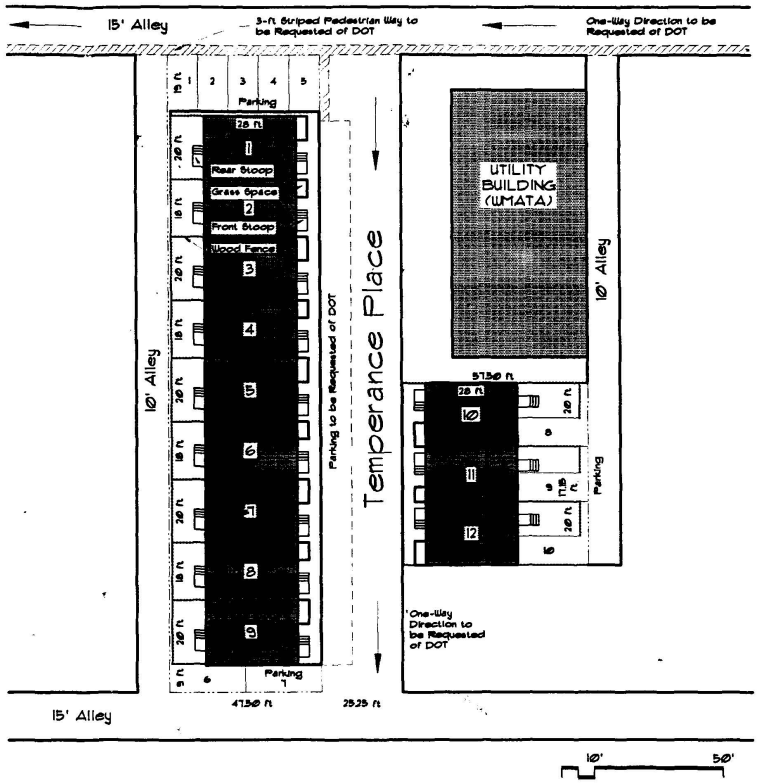
Nathan W. Gross, AICP

BZA
Case No. 16927
Exhibit No. 27

DISTRICT OF COLUMBIA
2002 OCT 15 AM 11:

Board of Zoning Adjustment
District of Columbia
CASE NO.16927
EXHIBIT NO.27





SITE PLANS

Rebuilding Neighborhoods Through Affordable Homeownership

MANNA

MANNA, INC.

828 Evarts Street, N.E.
Washington, D.C. 20018
202-832-1845
202-832-1870 (Fax)

TEMPERANCE ROW

CARDOZO-SHAW, WASHINGTON, DC

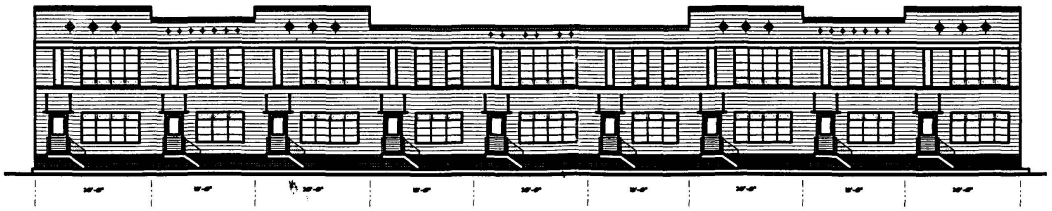
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TYPICAL STREET ELEVATIONS



WEST SIDE



EAST SIDE

Rebuilding Neighborhoods Through Affordable Homeownership

MANNA

MANNA, INC.

828 Evarts Street, N.E.
Washington, D.C. 20018
202-832-1845
202-832-1870 (Fax)

TEMPERANCE ROW

CARDOZO-SHAW, WASHINGTON, DC

3 A-1 ARCHITECTURAL BUILDING SECTION

SCALE: 1/4" = 1'-0"

2 A-1 2nd FLOOR ARCHITECTURAL PLAN

SCALE: 1/4" = 1'-0"

4 A-1 2nd FLOOR ARCHITECTURAL PLAN

SCALE: 1/4" = 1'-0"

1 A-1 1st FLOOR ARCHITECTURAL PLAN

SCALE: 1/4" = 1'-0"

3 A-1 1st FLOOR ARCHITECTURAL PLAN

SCALE: 1/4" = 1'-0"

New Construction of
Temperance
Washington, D.C.

MANNA

JOB NO: 0906.14-3
DRAWN BY: CHS

SHEET:
ARCHITECTURAL PLANS

A-1