ShawPittman LLP
A Limited Liability Partnership Including Professional Corporations

PAUL A. TUMMONDS, JR.
202-663-8873
paul.tummonds@shawpittman.com

December 23, 2003

By Hand Delivery

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

Re: BZA Application No. 17098 of the Maret School
Pre-Hearing Statement

Dear Members of the Board:

Enclosed please find the pre-hearing statement of the Maret School (the "Applicant"). The Applicant notes that this application has received the unanimous support of ANC 3C, the Office of Planning has recommended approval of the application, and the record includes letters of support from neighboring property owners and no letters in opposition. The Applicant will be prepared to address any questions that the Board may have at the January 6, 2004 public hearing.

Sincerely,

Paul A. Tummonds, Jr.

Attachments

cc: Marjo Talbot
Darwin Walker

Document #: 1370869 v.1

BZA
Case No. 17098
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 17098
EXHIBIT NO. 29

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Application of the Maret School for Special Exception Relief

BZA Application No. 17098
Public Hearing: January 6, 2004
ANC 3C

2004 JAN -5 AM 11:57

STATEMENT OF THE APPLICANT

I.
NATURE OF RELIEF SOUGHT

This is a special exception application under Section 206 to permit the placement of five temporary modular trailers for administrative and classroom use on the grounds of the Maret School ("Maret" or "School"), located in the R-1-B District at 3000 Cathedral Avenue, N.W. (Square 2113, Lot 843), and the temporary relocation of a portion of the required number of parking spaces to an off-site location in accordance with Section 2116.5. In 1998, BZA Order No. 16313 approved the School's application to construct additions to, and renovate, existing buildings on the campus. Construction activity for these approved renovations and additions is expected to start at the end of the 2003-2004 school year and will continue into the 2004-2005 school year. Approval of the present application is necessary to allow for the continued operation of the school in the 2004-2005 school year while construction activity is being completed.

II.
HISTORY OF MARET SCHOOL

The Maret School was founded in 1911 as a private, independent college preparatory school by Louise Maret, a Swedish born teacher educated in the United States. In 1952, the School located to its present site at 3000 Cathedral Avenue, N.W., the former Woodley estate.

The School has operated successfully at this site since its arrival and has peacefully co-existed with the surrounding residential properties.

The School is well-known throughout the region for its rigorous academic program, innovative teaching methods, and high standards of excellence. The School emphasizes interdisciplinary approaches to education and stresses student independence, responsibility and community service as integral components of the learning process. The low student to teacher ratio provides students with the individualized attention to pursue their goals and reach their fullest potential. Maret consists of lower, middle, and upper schools, all of which are contained on the Woodley campus. The School considers itself a District of Columbia school and attempts to reflect its community with regard to the diversity of its population. Its mission includes ensuring that a high percentage of its students and faculty are District residents, with a strong cultural, ethnic and racial diversity to reflect the broader community.

BZA Order No. 16313, attached as Exhibit A, approved the renovation and expansion of the School's Academic Center. Order No. 16313 also required the School to provide 135 parking spaces on the Maret property. Construction activity for these approved renovations and additions is expected to start at the end of the 2003-2004 school year and will continue into the 2004-2005 school year. In order for the School to provide sufficient classroom space for the students and faculty while construction activity is underway, it is necessary to place five temporary modular trailers on the School's grounds. These trailers will be placed on a section of the parking lot, as shown in the attached Exhibit B, thus displacing 41 parking spaces. Approval of the present application is necessary to create adequate classroom space and sufficient parking during the 2004-2005 school year while construction activity is being completed.

III.
JURISDICTION OF THE BOARD

The Board has jurisdiction to grant the requested relief as a special exception pursuant to Sections 206 and 2116 of the Zoning Regulations.

IV.
EXHIBITS IN SUPPORT OF THE APPLICATION

Before proceeding with a discussion of the merits of this application, the following exhibits are submitted:

Exhibit A	BZA Order No. 16313.
Exhibit B	Site plan depicting proposed location of modular trailers.
Exhibit C	Unanimous resolution of ANC 3C to support BZA Application No. 17098.
Exhibit D	Letter of Intent with off-site parking provider.

V.
COMPLIANCE WITH SECTION 206 OF THE ZONING REGULATIONS

Schools are permitted to operate in residential zones with special exception approval. Uses that are permitted by special exception in certain zone districts have been deemed compatible with those zone districts. As a result, an applicant for a special exception is not required to demonstrate that the use is compatible with the underlying zone. Rather, the applicant must show that the impacts associated with the use are not likely to become objectionable to neighboring property owners. *First Baptist Church of Washington v. Board of Zoning Adjustment,* 432 A.2d 695 (D.C. 1981). In obtaining approval of a special exception pursuant to Section 206, the applicant has the burden of showing that the school will not become objectionable to adjoining and nearby property because of noise, number of students, or other objectionable conditions, and that ample parking will be provided.

This application fully satisfies the standards for special exception relief for private schools in the R-1-B District, pursuant to 11 DCMR §§3104, 206 and 2116.5.

206.1 **Use as private school, but not including a trade school, and residences for teachers and staff of a private school, shall be permitted as a special exception in an R-1 District if approved by the Board of Zoning Adjustment under §3104, subject to the provisions of this section.**

In 1998, the BZA found (in BZA Order No. 16313) Maret's proposed renovation and expansion of existing buildings on its campus to be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely, the use of neighboring property. The present application seeks only the temporary placement of modular trailers on the School property and the temporary relocation of 41 required parking spaces to an off-site location while construction activity is occurring. These temporary conditions will not cause any adverse impacts on neighboring properties.

206.2 **The private school shall be located so that it is not likely to become objectionable to adjoining or nearby property because of noise, traffic, number of students, or otherwise objectionable conditions.**

The modular trailers will be located on the School property so that they will not create any adverse impacts on neighboring properties due to noise, traffic or any other objectionable conditions. In addition, the modular trailers will not impair the view of the historic Woodley Building from Cathedral Avenue. This application does not request any modification of the BZA's cap of 600 students and 125 faculty and staff.

On November 24, 2003, representatives of Maret made a presentation to Advisory Neighborhood Commission ("ANC") 3C regarding the application. ANC 3C adopted a unanimous resolution in support of the application, which is attached hereto as Exhibit C. In addition, representatives of the School have met with the immediate neighbors to discuss the

application. The School is not aware of any opposition to the application and notes the Office of Planning's support, as well as the letters of support from neighboring property owners that have been filed in the record of this case.

206.3 **Ample parking space, but not less than that required in Chapter 21 of this title, shall be provided to accommodate the students, teachers, and visitors likely to come to the site by automobile.**

The proposed location of the modular trailers will result in the displacement of 41 parking spaces and therefore, only 94 of the 135 parking spaces required by BZA Order No. 16313 will be provided on the School property during the period of construction activity. In order to assure that there is sufficient parking to meet the demand generated by the School (including construction worker's vehicles), Maret has executed a letter of intent with St. Sophia's Greek Orthodox Church ("Church"), located at 36th Street, N.W. and Massachusetts Avenue, N.W., whereby the School will lease 100 parking spaces from the Church for use by Maret faculty and staff. While the School does not believe that it will utilize all 100 parking spaces, the School believes that it is prudent to have the ability to use these spaces if necessary in order to mitigate any impacts on neighboring properties. A copy of the letter of intent between the Church and the School is attached as Exhibit D. The Church parking lot is approximately 0.76 miles from the School.

The Maret faculty and staff will be picked-up by a Maret shuttle bus at the Church and driven to and from the School each morning and afternoon. Maret anticipates that there will be approximately six trips from the Church to the School during the morning period between 6:45 AM and 9:00 AM (classes begin at 8:15 AM). In the afternoon, Maret anticipates that there will be approximately six trips between the hours of 3:30 PM and 6:00 PM.

The use of the Church's parking lot for the off-site parking spaces for Maret's use is ideal in that it is an existing parking lot that is located in close proximity to the School and is typically not used during the week. In the event that a special event occurs at the Church that requires the Church to use some of its parking spaces during the week, such as a funeral, the Church and the School have agreed to work together and provide each side proper notice to minimize any impacts on neighboring properties. As a result of the agreement between the Church and Maret, ample parking spaces will continue to be provided for Maret School teachers and visitors.

2116.5 **Except as provided in §2117.9, if approved by the Board of Zoning Adjustment pursuant to §3104 for special exceptions, open parking spaces accessory to any building or structure may be located anywhere on the lot upon which the building or structure is located, or elsewhere, except in the case of a one-family dwelling in accordance with §§2116.6 through 2116.9.**

The location of required on-site parking spaces is governed by 11 DCMR §2116. The Applicant will fully satisfy all of the requirements of §§2116.6 through 2116.9 with the provision of 100 parking spaces at the Church. As noted above, only faculty and staff will be required to utilize the off-site parking spaces and will be driven to and from the School via shuttle bus.

2116.6 **The Board shall determine that it is not practical to locate the spaces in accordance with §2116.2 for the following reasons: (a) unusual topography, grades, shape, size or dimensions of the lot; (b) the lack of an alley or the lack of appropriate ingress or egress through existing or proposed alleys or streets; (c) traffic hazards caused by unusual street grades; or (d) the location of required parking spaces elsewhere on the same lot or on another lot would result in more efficient use of land, better design or landscaping, safer ingress or egress, and less adverse impact on neighboring properties.**

In accordance with §§2116.2 and §§2116.6, when the location of required parking spaces on another lot would result in more efficient use of land, the Board may determine that parking may be provided in another location. The placement of the five temporary modular trailers, which will serve academic and administrative purposes, on the grounds of School will displace

41 parking spaces. In order to keep all the classrooms and administrative buildings on the campus and to not interfere with the daily activities of the School, the most efficient use of the School property is to move some of the parking spaces to the off-site location. Also, the present application only seeks the temporary relocation of 41 required parking spaces to an off-site location while construction activity is occurring. This temporary condition will not cause any adverse impacts on neighboring properties.

2116.7 **When the accessory parking spaces are to be located elsewhere than on the lot upon which the building or structure they are intended to serve in located, the parking on adjacent lots or lots separated only by an alley from the lot upon which the building or structure is located, shall be preferred.**

The present application seeks only the temporary relocation of 41 required parking spaces to an off-site location while construction is underway. Although the parking spaces will be located at an off-site location, the School believes that the temporary relocation of the spaces at the Church is in the best interests of its faculty, staff and neighboring property owners. The Church is in close proximity to the School, Maret will provide shuttle bus service to and from the School and the Church.

2116.8 **The accessory parking spaces shall be located so as to furnish reasonable and convenient parking facilities for the occupants or guests of the building or structures that they are designed to serve.**

The accessory parking spaces will furnish reasonable and convenient parking facilities for Maret faculty and staff. The Church is only 0.76 miles from the School, and a shuttle bus will take faculty and staff to and from the off-site parking lot in the mornings and afternoons. All school visitors will continue to park at the School.

2116.9 **The Board may impose conditions on any accessory or non-accessory parking spaces as to screening, copying, setbacks, fences, the location of entrances and exits, or any other requirement it deems necessary to protect**

adjacent or nearby property. It may also impose other conditions it deems necessary to assure the continued provision and maintenance of the spaces.

The Church property includes a parking lot with existing curb cuts for entry and exit and appropriate screening and landscaping to protect adjacent and nearby properties. As soon as construction is completed, Maret will remove the modular trailers, and discontinue the use of the off-site parking and shuttle service.

VI.
THE GRANTING OF THE SPECIAL EXCEPTION WILL BE IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING REGULATIONS AND WILL NOT TEND TO AFFECT ADVERSELY THE USE OF NEIGHBORING PROPERTY

The Maret School has served the children of its own neighborhood and the larger Washington, D.C. community for over 50 years. The modular trailers on the site will not create any adverse impacts on neighboring properties due to noise, traffic or any other objectionable conditions. The use of the off-site parking at the Church, coupled with the already existing spaces located at the School, and the shuttle bus service provided between the properties will ensure that there are an adequate number of parking spaces to accommodate the needs of the School. In summary, the proposed temporary changes will closely reflect the existing conditions at the School and will not result in any adverse impacts on the neighborhood.

VII.
WITNESSES

A. Marjorie Talbott, Head of Maret School

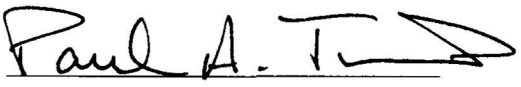
B. Darwin Walker, Business Manager of Maret School

VIII.
CONCLUSION

For the foregoing reasons, the Maret School respectfully requests that the special exception be granted to allow the placement of five temporary modular trailers on the School property and the temporary relocation of a portion of the required number of parking spaces to an off-site location.

Respectfully submitted,

Shaw Pittman LLP

By: 

Paul A. Tummonds

Document #: 1366498 v.1

A

Maret / Pleddings

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 16313 of The Maret School, pursuant to 11 DCMR 3108.1 and 3107.2 for a special exception under Section 206 and a variance from the required size of a parking space (Section 2115) to allow alteration, repair and additions to an existing private school in an R-1-B District at premises 3000 Cathedral Avenue, N.W. (Square 2133, Lot 843).

HEARING DATE: March 4, 1998
DECISION DATE: March 4, 1998 (Bench Decision)

CORRECTED SUMMARY ORDER*

*This order corrects Condition No. 3 related to the total square footage of the addition. The corrected portion is asterisked on page 2.

The Board provided proper and timely notice of public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 3-C and to owners of property within 200 feet of the site.

The site of this application is located within the jurisdiction of ANC 3C. ANC 3C, which is automatically a party to this application, submitted a written statement in support of the application, with conditions.

As directed by 11 DCMR Section 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a special exception pursuant to 11 DCMR Section 206. The Board has also required the applicant to satisfy the burden of proving the elements that are necessary to establish the case for a variance from the strict application of the requirements of 11 DCMR 2115.2. No person or entity appeared at the public hearing in opposition to the application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3108, that the requested relief can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board also concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map.

Based upon the record before the Board, the Board further concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3107, that there exists an exceptional or

extraordinary situation or condition related to the property which creates an undue hardship for the owner in complying with the Zoning Regulations, and that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map. It is therefore **ORDERED** that this application be **GRANTED, SUBJECT** to the following **CONDITIONS:**

1. Construction shall be in accordance with plans marked as Exhibit No. 11 of the record, except as modified by these conditions.

2. The applicant shall have up to two years to apply for a building permit for Phase I of the project. The applicant shall have up to ten years to apply for a building permit for Phase II of the project.

3. With regard to the Academic Center (Phase II): The building shall be a maximum of 40 feet in height; there shall be no roof structures; there shall be three stories of which the lowest is partially below grade (varying with the topography) plus a basement; the building shall completely replace the existing Lower School building and shall be located as shown on the school's site plan; and the addition shall be no larger than 42,000* square feet total (FAR and non-FAR space).

4. ANC 3-C shall have the right to comment on the architectural design of the addition to the Academic Center (Phase II) before the applicant proceeds with obtaining city approvals for the addition.

5. The design of the Implement Building shall be flexible. The design may be revised to be consistent with the determinations of the Historic Preservation Review Board.

6. The existing curb cut on Cathedral Avenue at the western end of the site shall be retained in its present general location to the extent permitted by the Department of Public Works.

7. For each construction phase, the applicant shall work with the residents of the neighboring streets to limit construction crossings or curb cuts, maintain cleanliness on public streets and limit construction traffic.

8. The applicant shall provide a total of 135 parking spaces. Up to 75 percent of the parking spaces may be compact-sized spaces, provided that there is a corresponding reduction in surface parking area.

9. Parking surfaces to be created along the driveway and under the drip line of existing trees shall be of pervious material for the benefit of the trees and/or to permit grass to grow.

10. In an effort to limit all-day student parking on neighborhood streets, the applicant shall support the efforts of th the ANC to restrict on-street parking through Residential Parking Permits, time limitations, or other adequate means.

11. The applicant shall work in good faith with neighbors to provide and maintain an adequate landscape buffer to adjacent properties and to resolve any drainage problem that may arise (now or in the future) from the Maret property.

12. The maximum number of students shall not exceed 600, and the number of faculty and staff shall not exceed 125. The applicant shall provide enrollment and staffing figures to the ANC upon request.

13. The cottage which is to be relocated, shall be maintained in good condition.

14. The applicant shall maintain its property fronting on Garfield Street in a clean and orderly manner.

15. The applicant shall use its best efforts to prevent its students from congregating in the neighborhood to "hang out" or smoke.

Pursuant to 11 DCMR Section 3301.1, the Board has determined to waive the requirement of 11 DCMR Section 3331.3 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is appropriate in this case.

VOTE: **3-0** (Betty King, Sheila Cross Reid and Susan Morgan Hinton to grant; Laura M. Richards not present, not voting.)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Madeliene H. Dobbins
MADELIENE H. DOBBINS
Director

FINAL DATE OF ORDER: APR 3 1998

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 of D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE,

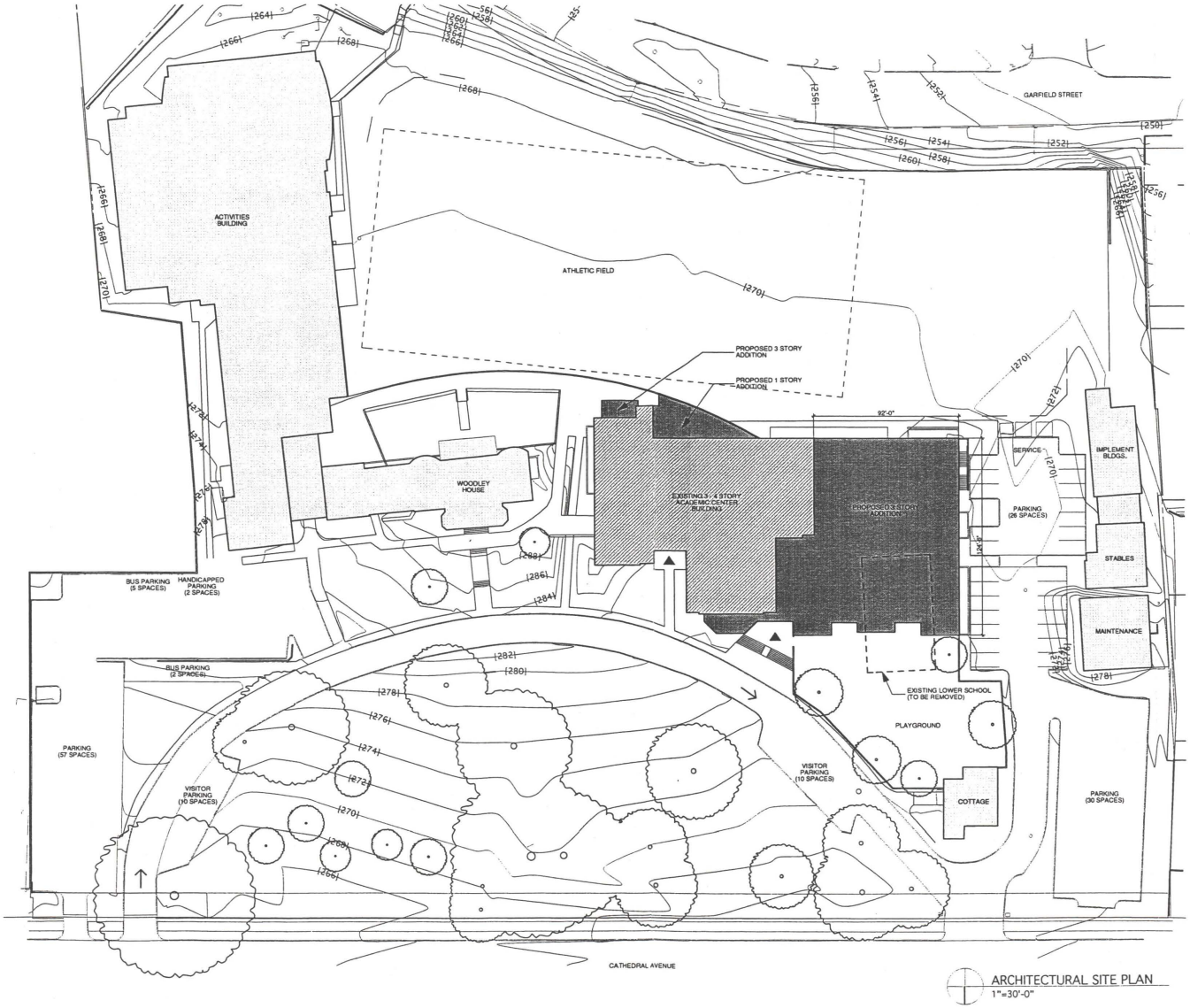
TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF TWO YEARS, AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

Ord16313/poh

B



ARCHITECTURAL SITE PLAN
1"=30'-0"

COLOR KEY

- EXISTING BUILDING
- PROPOSED RENOVATED SPACE
- PROPOSED NEW CONSTRUCTION

COMPARISON TO 1997 BZA-APPROVED PLAN

PROPOSED PHASE II ADDITION CONFORMS TO APPROVED 1997 BZA MASTERPLAN:

1. PROPOSED PHASE II ADDITION IS WITHIN 40' MAXIMUM BUILDING HEIGHT.

2. PROPOSED PHASE II ADDITION OF 39,900 S.F. IS UNDER THE MAXIMUM ALLOWABLE AREA OF 42,000 S.F. (INCLUDING F.A.R. & NON-F.A.R. S.F.)

3. PROPOSED PHASE II ADDITION MAINTAINS EXISTING, BZA-APPROVED NUMBER OF PARKING SPACES AT 135.

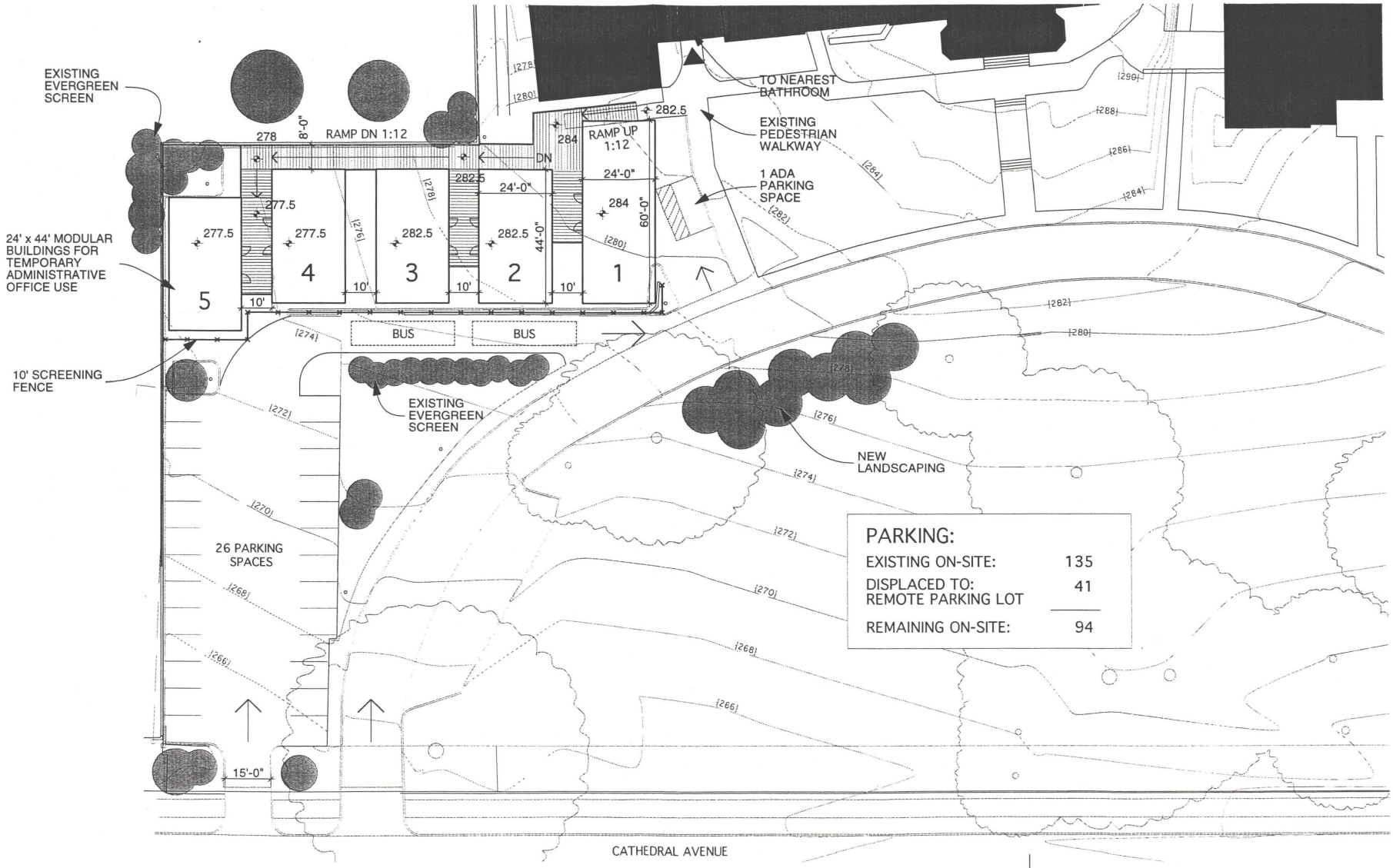
4. ADDITIONAL WORK INCLUDES RENOVATION OF EXISTING ACADEMIC CENTER BUILDING TOTALING 43,610 S.F.

MARET SCHOOL

PHASE II

JUNE 26, 2003

cox graae + spack architects
2909 m street nw • washington dc 20007 • 202.965.7070 • fax 202.965.7144



Maret School

Modular Buildings – Scheme A

scale: 1" = 30'-0"

cox graae + spack architects

10.07.2003

C

ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA
CATHEDRAL HEIGHTS • CLEVELAND PARK • MASSACHUSETTS AVE. HEIGHTS
MCLEAN GARDENS • WOODLEY PARK

Single Member District Commissioners
01-Allen Hahn; 02-Kurt Vorndran; 03-Sally MacDonald
04-Richard C. Bartel; 05-John Welsh; 06-Trudy Reeves
07-Sheila Hogan; 08-Nancy Nord; 09-Nancy MacWood

2737 DEVONSHIRE PLACE, NW
WASHINGTON, DC 20008
TEL 202/232-2232 • FAX 202/232-2232
Email anc3c@starpower.net
Listserv http://groups.yahoo.com/group/anc3c
Website http://www.anc3c.org

November 28, 2003

Geoffrey Griffis, Chair
Board of Zoning Adjustment
441 4th Street, NW, Suite 310
Washington, DC 20001

Dear Mr. Griffis,

The commissioners of Advisory Neighborhood Commission 3C considered a motion to support BZA Application 17098 filed by Maret School during its November 24, 2003 monthly meeting, at which a quorum was present.

The commission unanimously approved a motion to support the application filed by Maret School for a special exception to allow the placement of five temporary administrative office and classroom modular trailers on the Maret campus and locate a portion of the required number of parking spaces at an off-site location during construction activity at the school.

If you have questions concerning this matter, please contact me at (202) 966-5333.

Sincerely,

Nancy J. MacWood, Chair
ANC 3C

CC: Councilmember Kathy Patterson
Barbara Ioanes, WPCA
Marjorie Talbot, Maret School

Enclosures

D



VIA FAX AND US MAIL

November 10, 2003

Mr. Nick Argyrodoulos
Saint Sophia Greek Orthodox Cathedral
36th Street and Massachusetts Avenue, NW
Washington DC 20007

Re: Letter of Intent for the Rental of Parking Spaces by The Maret School From Saint Sophia Greek Orthodox Cathedral, Located at 36th Street, N.W. and Massachusetts Avenue, N.W.

Dear Mr. Argyrodoulos:

This Letter of Intent sets forth the general terms and conditions under which The Maret School (herein referred to as "Maret") would be interested in renting parking spaces from Saint Sophia Greek Orthodox Cathedral, (herein referred to as "Cathedral"), on the Cathedral's property located at 36th Street, N.W. and Massachusetts Avenue, N.W.

1. **Rental of Parking Spaces:** Maret desires to rent from the Cathedral one hundred (100) parking spaces located on the Cathedral's property commencing on the earlier of August 16, 2004, or two weeks prior to the start of the 2004-05 school year.

2. **Use of Parking Spaces by Maret:** Said parking spaces shall be used only by faculty and staff of Maret, and no students shall be allowed to use the parking spaces. Maret faculty and staff that use the parking spaces will be picked-up from the Cathedral property by Maret buses between 6:45 and 9:00 AM and will be returned to the Cathedral Property by Maret buses between 3:30 and 6:00 PM.

3. **Rental Price**: Maret agrees to pay the Cathedral the sum of ***"to be determined"*** for the rental of the parking spaces.

4. **Intent**: Maret and the Cathedral acknowledge that this Letter of Intent is not an offer to lease the parking spaces, but is merely a good faith effort to set forth certain material terms and conditions which might form the basis for the negotiation of a mutually satisfactory lease agreement. No contract or legally binding obligation with respect to the lease of the parking spaces shall arise until a definitive mutually acceptable lease agreement has been duly executed by Maret and the Cathedral.

If this Letter of Intent sets forth our mutual understanding, please sign and return to me one copy of this Letter of Intent. If this Letter of Intent is not accepted within fifteen (15) days after

3000 Cathedral Avenue, Northwest, Washington, District of Columbia 20008-3498
Phone: (202) 939-8800 • Fax: (202) 939-8884

the date hereof, this Letter of Intent shall be deemed to be withdrawn. Thank you for your time and interest in completing this transaction in a timely manner.

SUBMITTED BY

The Maret School

Darwin L. Walker
Business Manager
The Maret School

Date: 11/10/03

ACCEPTED BY

Saint Sophia Greek Orthodox Cathedral

Name:

Title: Treasurer

Date: 11-23-03

Cc: The Reverend Doctor John T. Tavlarides – Saint Sophia Greek Orthodox Cathedral
Ms. Marjo Talbott – The Maret School