LAW OFFICES
GREENSTEIN DELORME & LUCHS, P.C.

WILLIAM H. HARRIS, JR.
RICHARD G. WISE
ABRAHAM J. GREENSTEIN
GILBERT E. DELORME
VINCENT MARK J. POLICY
RICHARD W. LUCHS
JUDITH R. GOLDMAN
JACQUES B. DEPUY
JEFFREY H. GELMAN
ALAN S. WEITZ
WILLIAM C. CASANO
JOHN PATRICK BROWN, JR.
LEWIS F. MORSE
ROGER D. LUCHS
STEPHANIE A. BALDWIN
LYLE M. BLANCHARD
JOHN M. CATALANO
GREGORY T. DUMONT
ALFRED M. GOLDBERG
MONIC Y. HALSEY
DONALD F. HOLMES, JR.
M. RYAN JENNESS
MIRIAM HELLEN JONES
ISABEL P. SABIO*
JAMES D. SADOWSKI
*ADMITTED IN VA ONLY

1620 L STREET, N.W., SUITE 900
WASHINGTON, D.C. 20036-5605
TELEPHONE (202) 452-1400
FACSIMILE (202) 452-1410
www.gdllaw.com

OF COUNSEL
MARK J. ZWEIFLER
ADMITTED IN NEW YORK
AND NEW JERSEY ONLY

May 11, 2004

By Hand Delivery

Ms. Jerrily R. Kress, FAIA
Director
Office of Zoning
441 Fourth Street, N.W., Suite 210
Washington, D.C. 20001

Re: Submission of Pre-Hearing Statement; BZA Application No. 17160; Northwest Settlement House; Square 513, Lots 825-828; 448 Ridge Street, N.W.

Dear Ms. Kress:

Enclosed please find the original and twenty (20) copies of the above-referenced Application for filing with the Board.

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,

GREENSTEIN DELORME & LUCHS, P.C.

By: Lyle M. Blanchard
Lyle M. Blanchard

233201
Enclosures
cc: All Copies By First Class Mail
Mr. Leroy J. Thorpe, Chairman, ANC 2C
Office of Planning (Attn: Mr. Stephen Mordfin) (by messenger)

BZA
Case No. 17160
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO. 17160
EXHIBIT NO. 28

Ms. Dena Greenstein
Suzane Reatig, FAIA
Jacques B. DePuy, Esquire

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Re: Application of
Northwest Settlement House

BZA Application No. 17160
Public Hearing: May 25, 2004
ANC 2C

PRE-HEARING STATEMENT OF THE APPLICANT

May 11, 2004

This Pre-Hearing Statement ("Statement") is submitted on behalf of the Northwest Settlement House ("Applicant" or "NWSH") by its attorneys, Greenstein DeLorme & Luchs, P.C., by Jacques B. DePuy, Esquire and Lyle M. Blanchard, Esquire in support of an application for area variances described below.

I.

Summary of Application. The Application seeks area variances pursuant to the Zoning Regulations, 11 DCMR § 3103.2, from the maximum lot occupancy requirement under section 403.2, from the maximum number of individuals permitted in a child development center under section 330.5(d) and from the minimum parking requirements under section 2101.1.

II.

Northwest Settlement House: Its Programs and History of Service to the Shaw Community

A. The Legacy: Seventy (70) Years of Service in Shaw

- Established in 1934 as an offshoot of the Tuesday Evening Club of Social Workers—a group of black women organized to extend a helping hand within the Shaw community—the Northwest Settlement House has been a constant presence in the Mount Vernon neighborhood, first at 515 M Street, and, since 1962, on Ridge Street.
- The NWSH property on Ridge Street was once a car impoundment lot. It was used as a playground before the current one-story cinderblock structure was built. It was the site of the District of Columbia's first Head Start program.
- Over the years, the Settlement House has offered a variety of programs, depending on the needs of the neighborhood.

B. The Present: Services Provided by NWSH at 448 Ridge Street, N.W.

- NWSH provides services in three program areas: (i) Developmental Daycare, which includes care for up to 32 pre-schoolers at Ridge Street and for 15 infants at a satellite location; (ii) Youth Services, which includes an after-school program for 21 children, ages 6-13, in the nearby Washington Apartments, and a summer Day Camp, which takes place at a local church; and (iii) Social Services, which includes a program of trips and activities for 20 senior citizens, a parent education program, and the services of a fulltime social worker, who helps families and individuals who need emergency assistance, such as food or referrals to agencies.
- Ronald Wilmore, NWSH's Executive Director, introduced the learning incentive program, "Micro-Economics", to Washington, D.C. students in 1987.
- The NWSH Preschool received accreditation by the National Association for the Education of Young Children (NAEYC) in the summer of 2003.
- For 18 years the Settlement House has been holding community cookouts on May 17th to celebrate the famous Brown vs. Board of Education Supreme Court case.
- The House revived its Annual Community Health Fair in 2003.
- Over 50% of families served reside within one mile of the Settlement House.

C. The Promise for a Brighter Future: Its Proposed New Building

- The Northwest Settlement House feels strongly that its staff, clients, and the neighborhood deserve a more attractive and better facility. A new building will allow NWSH to unite its day care and after-school programs under one roof and it will provide a meeting space for senior citizens, a computer lab separate from study and activity space for school-age children, and spacious airy classrooms specially designed for infants and toddlers.
- Because there is less demand today for day care for 2-5 year olds, while care for babies remains in great demand, NWSH plans to accommodate 24 infants (6 weeks-2 years) and only 16 preschoolers (ages 2-5), for a total of 40 children. This represents an increase of only 10 children over the current permitted number as shown on the NWSH's Certificate of Occupancy.
- The current outdoor play area, spread over side, rear and front yards, totals about 3100 square feet, about 36% of the lot. Although NWSH's proposed new building would cover 62% of the lot, there will still be 3400 square feet available for use as a secure and appropriate play space for toddlers and pre-schoolers. NWSH hopes to re-use its current play structure, a 1998 gift of Marian Wright Edelman and the Children's Defense Fund, and to provide the children it serves plenty of spaces for gardening and studying nature.
- The NWSH Summer Day Camp will continue to be held off site at a local church.

For a list of community organizations with whom Northwest Settlement House collaborates, see Exhibit "A".

III.

Property Description; Existing Zoning. The property is located at 448 Ridge Street, N.W. (Square 513, Lots 825-828) ("Property" or "Site"). The current use of the Property is as a child development center for thirty (30) students. (See copy of certificate of occupancy attached as Exhibit "B".)

The property is bounded on the north by Ridge Street, N.W., on the west by a burned-out residential structure at 454 Ridge Street, N.W, on the east by a residential structure at 444 Ridge Street, N.W. and on the south by the adjoining rear lots of four residential structures located at 443, 447, 449 and 451 M Street, N.W.

The Site is zoned R-4 and is located in the Mount Vernon Square Historic District. Matter of right uses in the R-4 zone district include row dwellings, flats and other residential dwellings, churches, clinics, private clubs, fraternity and sorority houses, certain CBRFs, museums, child/elderly development centers and other uses.

The Historic Preservation Review Board ("HPRB") has reviewed the Project twice during the past few months. In March 2004, the HPRB considered and rejected a "curb cut" which would be needed to provide access to parking. This denial was based on the HPRB's publicly stated policy in opposition to curb cuts in Historic Districts, which stated

> "The aspect of the proposal that is not consistent with the character of the historic district is the new curb cut and the wide (27 feet) three car garage opening on the front elevation. The HPRB has consistently denied curb cuts, driveways and garage doors on the fronts of properties as inherently incompatible with the character of the city's Victorian-era row house neighborhoods, as these neighborhoods are characterized by their pedestrian orientation and scale, and their uninterrupted streetscapes....The staff recommends that the Review Board deny the proposal for establishing a curb cut and garage on the front façade of the building as inconsistent with the character of the Mount Vernon Square Historic District, and direct the applicants to seek relief from the Board of Zoning Adjustment from the on-site parking requirement prior to continuing with design development." (See HPRB staff reports attached as Exhibit "C".).

Existing and Intended Use. The Property was used for a number of years as an automobile impoundment lot by the Metropolitan Police Department. Later it became a playground. From 1962 until the present, the site has been used as a child development center.

The current improvements to the Property consist of a one story child development facility and playground area. The current building occupies 25% of the lot. The remainder is a paved playground area which surrounds the building on all sides. Within the playground there is a grassy area of approximately 500 square feet for a garden/green area.

The Applicant intends to raze the existing building and construct a two-story child development center on the Site. The proposed building will have a footprint of approximately 5,300 square feet and will contain a large multi-purpose hallway area, five (5) classrooms, two (2) meeting rooms, five (5) small offices for teachers and staff, a teachers lounge, director's office, small kitchen and a computer lab. The ground floor is designed exclusively for infants and toddlers (thus, very small children will not be required to use stairs, a factor which explains the need for a building which occupies more than 40% of its site). There will be a separate front entrance to access the after-school program classrooms and computer lab on the second floor.

IV.

Statement of Satisfaction of Burden of Proof for Zoning Relief Sought. The Applicant submits that, based upon (i) its Application and the materials submitted in conjunction therewith, (ii) the evidence to be presented at the public hearing and (iii) other evidence to be submitted subsequent hereto, it will satisfy and comply with the applicable legal standards and burdens of proof for the area variances requested. Specifically, the Application will satisfy the requirements of Section 3103.2 of the Zoning Regulations.

First, the Property has an exceptional circumstance in that it has a long history of non-residential use as (i) an impoundment lot, (ii) play ground and (iii) for the past 42 years as a child development center. This on-going special circumstance of use has made the Property a positive resource for the community, akin to a public school or church. Second, the Property is unique in that its shape has an unusually large frontage on Ridge Street (78.51 feet) particularly when compared to the smaller residential lots on the rest of the block. Third, the Property is within the Mount Vernon Historic District, which requires consideration of the proposed plans by the Historic Preservation Review Board ("HPRB"). Fourth, the Property has no alley access, which is unusual in the dense urban zone districts of Shaw, and the Property is thus "land-locked." While each of these four exceptional circumstances and unique factors by themselves might or might not be sufficient to justify the requested variances, these four reasons in combination, provide strong and more than ample justification for the requested relief.

The maximum lot occupancy in the R-4 District is forty (40%) percent for "all other structures" (§403) even though for row dwellings, flats, churches and public schools 60% lot occupancy is allowed. The Project provides a lot occupancy of 62%. The lot occupancy cannot be reduced without causing the building to increase in height from two to three stories which would be out of scale with surrounding two-story buildings in the historic district and would not in all likelihood be approved by the HPRB. The HPRB board members commented at their April 2004 meeting that they were glad to see that the project was not three stories. As mentioned in

the April 2004 staff report, "the overall height, mass, window proportions, and orientation of the building to the street are consistent with the two-story residential character of this street...." (See Exhibit "C").

Further, the circumstances of having to comply with accreditation standards for the care of infants and toddlers require that these very young children utilize space on the ground floor to provide safe and immediate access to the outdoor play area and to avoid potentially dangerous climbing of stairs. Thus, it is not feasible to reduce the building "footprint" and the percentage of lot occupancy and, at the same time accommodate the neighborhood's strong need for a child development center of the size proposed by Applicant without pushing the building up to an inappropriate height of 3 stories.

The Applicant seeks modest relief to go from its current level of 30 infants and toddlers to 40. Any elimination of the ten new slots for children would equate to the loss of one ground floor classroom of approximately 400 square feet but only a reduction of 5% lot occupancy. Therefore, since there is no programmatic advantage to reducing the occupancy on the ground floor and since HPRB will not permit a three-story building height, the Applicant cannot accommodate the strong neighborhood need for a large child development center without exceeding the forty percent (40%) maximum allowed lot coverage.

The existing cinder block building built in 1961 is antiquated, small and oddly-situated on this lot. It is thus unable to meet the operational and programmatic needs of a modern child development center. The proposed structure has been designed to meet the needs of the community and to ensure adequate facilities for accreditation by the National Association for the Education of Young Children). The open courtyard in the rear yard will serve as a playground area for the students. The proposed child development center will accommodate 40 students, thus exceeding the restriction of sixteen students in a child development center allowed as a matter-of-right in an R-4 District (§ 330.5(d)), because of the strong neighborhood need for this facility. [As stated above, the Applicant only proposes an increase from 30 to 40 children, not from 16 to 40.]

The center currently has nine (9) teachers and other staff. There will be 12 teachers and staff at the new facility. The parking requirement cannot be met on site because the HPRB has denied a curb cut and there is no rear alley or other access. There are no parking spaces located currently on the Property. Thus, the Applicant requests a variance from the three (3) parking spaces which would otherwise be required (at a ratio of one parking space per every four teachers and other employees). As discussed below, NWSH will provide the three required parking spaces at a nearby church.

The Project will provide substantial benefits to the Shaw community by providing a pre-school and before-and-after-school facility which can accommodate a greater number of students than are currently accommodated at the site in a severely underserved neighborhood. The Project is similar to a church or public school (including a charter school) in its mission and with respect

to the size and type of improvements needed. Therefore, the Applicant submits that it should be evaluated on terms similar to those applicable to comparable institutional uses (i.e., a 60% lot occupancy as allowed for churches and schools, not the 40% standard for "all other structures").

In addition, the proposed development is consistent with the Comprehensive Plan Generalized Land Use Map designation for the Site of "Moderate Density residential Land Use Category". The Comprehensive Plan is not sufficiently detailed to raise specific issues about the needs in the Shaw area for educational facilities and programs, however, the Ward 2 Plan includes support for the following objectives (in italics) which "*promote health, environmental, and life-style conditions to strengthen the well-being of the ward's children and youth*" (§ 1322.1(b)) and "*strengthen Ward 2 libraries, schools and community learning centers*" (§ 1336.1(e)). The enlarged educational facility will allow Northwest Settlement House to enhance its 70 year presence in the Shaw neighborhood . The new facility will allow the Applicant to reach a larger number of children and youth with educational programs and maintain the neighborhood's diversity by providing an increased amount of affordable daycare, before-and-after-school and community programs.

In addition to the considerable public and community benefits of the proposal, the Applicant's Project -- and the requested variances -- will not create substantial adverse impacts or detrimental effects on the public. The number of students will have no adverse impact because of the need in the community for an expanded child development center. There is street parking in the surrounding neighborhood. There will be no traffic congestion generated by this use because many parents will walk their children to the facility. Approximately fifty (50%) percent of the students come from the Shaw neighborhood. The Metropolitan Community Church of Washington, DC has agreed to continue to provide three (3) parking spaces in its parking lot near the South East corner of 5th and Ridge Streets, N.W. (See attached letter from Rev. Candice R. Shultis, Exhibit "D".) There will be no increase in noise that might disturb nearby neighbors because the facility will close at 8.00 p.m. There will be no glare of lights on adjacent properties. The new structure will enhance the community and it will be operated in a such a way as to minimize any negative impacts.

V.

Witnesses. The following witnesses will testify in support of the Application:

1. Ms. Dena Greenstein, Chairperson, Board of Directors

2. Mr. Ronald Wilmore, Executive Director, NWSH

3. Suzane Reatig, FAIA

VI.

Conclusion. For the reasons set forth above, Northwest Settlement House, by and through counsel, submits that the Application has satisfied (and will satisfy) all applicable zoning requirements and the requisite burden of proof and, therefore, should be granted.

Respectfully submitted,

GREENSTEIN, DELORME & LUCHS, P.C.

By: _____
Jacques B. DePuy

By: _____
Lyle M. Blanchard

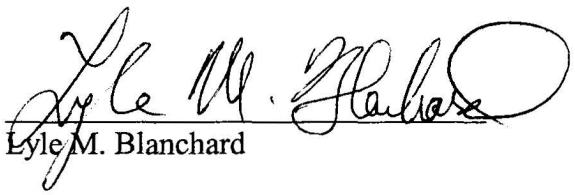
232416v3

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing Pre-hearing Statement of the Applicant was mailed, first-class, postage prepaid, this 11th day of May 2004, to:

Advisory Neighborhood Commission 2C
c/o Leroy Joseph Thorpe, Jr., Chair
1704 – 5th Street, N.W.
Washington, D.C. 20001

Mr. Stephen Mordfin
Office of Planning
801 North Capitol Street, N.E.
Fourth Floor
Washington, D.C. 20002



Lyle M. Blanchard

EXHIBIT "A"

Community Organizations with whom Northwest Settlement House collaborates:

1. Perry School
2. North Capitol Collaborative
3. Kennedy Recreation Center
4. Metropolitan Community Church
5. D.C. Children's Trust Fund
6. Bright Beginnings
7. DC Action for Children
8. Fair Budget Coalition
9. Women, Infants, and Children
10. Capital Area Food Bank
11. Planned Parenthood of Metropolitan Washington
12. United Planning Organization
13. DC Covering Kids and Families
14. AARP
15. Healthy Babies Project
16. Ramona's Way
17. Prevent Child Abuse
18. Alzheimer's Association
19. Howard University
20. George Washington University
21. Prince George's Community Hospital
22. UNIQUE Learning Center
23. Naylor Road School
24. Edgewood Management
25. Maya Angelou Public Charter School
26. Sarah's Circle
27. Catholic Charities

EXHIBIT "B"

Certificate of Occupancy
[see attached]

Form LI-P-601

CERTIFICATE OF OCCUPANCY

No. B 36356

Washington, D.C., OCT. 2ND, 1962

Permission is hereby granted to NORTHWEST SETTLEMENT HOUSE, INC.

to use the FIRST floor(s) of the building located on Lot 826-27 Square 513

known as premises 1448 RIDGE STREET, N.W. for the following

purpose(s): DAY CARE - 30 CHILDREN

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s) indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

DEPT. OF LICENSES & INSPECTIONS, GOVT. OF DIST. OF COL.

ZONE R-4 FEE $ 10.00

Chief, Permit Branch

By Mary L. Savage
Permit Clerk

OFFICE COPY

EXHIBIT "C"

[See attached HPRB Reports]

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**448 Ridge Street, NW**		Agenda
Landmark/District:	**Mt. Vernon Square Historic District**	X	Consent Denial
		X	Concept Review
Meeting Date:	**March 25, 2004**		Alteration
H.P.A. Number:	**04-185**	X	New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

The applicant, architect Suzane Reatig for the Northwest Settlement House Child Development Center, seeks conceptual design review for construction of a two-story child care facility on a site in the Mount Vernon Square Historic District. The property is currently occupied by a one-story non-contributing concrete-block building located at the rear of the lot, surrounded by open play areas. The site is located on Ridge Street, a narrow one-block street originally platted as an alley, which is characterized by its modest, two-story flat-fronted frame and brick houses typical of 19th century working class alley dwellings. The street contains at least 7 houses constructed before the Civil War. Despite a period of construction that spans from at least as early as 1855 to 1911, the buildings have a remarkable consistency of simple forms and spare detailing.

The proposal calls for demolishing the existing non-historic building and replacing it with a two-story brick structure constructed out at the street wall established by the face-on-line front elevations of the surrounding buildings. The building would be of brick, with aluminum windows and an aluminum storefront system at the center entrance. Approximately one-third of the first floor would be taken up by a three-bay car garage, which would require a curb cut. The outdoor play areas would be located behind the new building at the rear of the site.

The overall height, mass, window proportions, orientation and façade organization are generally compatible with the two-story residential character of this street. As the design continues to be developed, the staff would encourage that the use of wood windows and doors be considered, and that further attention be given to the rhythm or cadence of buildings on the street. These design issues can be resolved in a manner consistent with the character of the historic district with further design development and consultation with the staff.

The aspect of the proposal that is not consistent with the character of the historic district is the new curb cut and the wide (27 feet) three-car garage opening on the front elevation. The HPRB has consistently denied curb cuts, driveways and garage doors on the fronts of properties as inherently incompatible with the character of the city's Victorian-era row house neighborhoods, as these neighborhoods are characterized by their pedestrian orientation and scale, and their uninterrupted streetscapes. Where parking pads, private

driveways and garage doors have been introduced (either illegally or prior to the designation of an historic district) they are generally a major intrusion on the streetscape of an historic district.

Providing parking for this building is a requirement under the zoning regulations for new construction. While the zoning code allows the Zoning Administrator to grant contributing buildings in historic districts a waiver from the on-site parking requirement, no such provision exists for new construction. Typically, the requirement can be easily satisfied in a manner consistent with the character of historic districts through access off a public alley. However, it is more difficult in instances such as this where there is no rear alley. Years ago, the Board simply had to accept curb cuts and sometimes even garage doors in the front of new houses. More recently, with strong support from community organizations and the cooperation of the Board of Zoning Adjustment, the HPRB has directed applicants instead to seek relief from the on-site parking requirement from the BZA, and has worked with applicants to obtain that approval. The BZA has been willing to provide these variances in limited instances, citing the extraordinary circumstances of these properties and recognizing the detrimental impact that curb cuts and parking pads would cause to the historic district. The staff would encourage that this case be similarly submitted to the BZA to see if a waiver from the on-site parking requirement can be obtained.

The staff recommends that the Review Board deny the proposal for establishing a curb cut and garage on the front façade of the building as inconsistent with the character of the Mount Vernon Square Historic District, and direct the applicants to seek relief from the Board of Zoning Adjustment from the on-site parking requirement prior to continuing with design development.

HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Property Address:	**448 Ridge Street,** NW	X	Agenda
Landmark/District:	**Mt. Vernon Square Historic District**		Consent Calendar
		X	Concept Review
Meeting Date:	**April 22, 2004**		Alteration
H.P.A. Number:	**04-185**	X	New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

The applicant, architect Suzane Reatig for the Northwest Settlement House, seeks conceptual design review for construction of a two-story child care facility on a site in the Mount Vernon Square Historic District. The property is currently occupied by a one-story non-contributing concrete-block building located at the rear of the lot, surrounded by open play areas. The site is located on Ridge Street, a narrow one-block street originally platted as an alley, which is characterized by its modest, two-story flat-fronted frame and brick houses typical of 19th century working class alley dwellings. The street contains at least 7 houses constructed before the Civil War. Despite a period of construction that spans from at least as early as 1855 to 1911, the buildings have a remarkable consistency of simple forms and spare detailing.

The proposal calls for demolishing the existing non-historic building and replacing it with a two-story brick structure constructed out at the street wall established by the face-online front elevations of the surrounding buildings. The building's front elevation would consist of a metal framework with punched windows and multi-colored clay tile brick. The centered entrance would be slightly recessed, with a wall of glass opening to a large play space. In response to the HPO report adopted by the Board at last month's meeting, the applicant has eliminated the three-bay car garage and curb cut, and will be seeking relief from the on-site parking requirement from the Board of Zoning Adjustment; the parking area has been replaced by a classroom with a large wall of glass opening to the sidewalk. The project also requires zoning relief in terms of lot occupancy and the number of users permitted in a child development center.

As in the previously presented proposal, the overall height, mass, window proportions, and orientation of building to the street are consistent with the two-story residential character of this street. The revised design represents an effort to provide some additional color, visual interest and whimsy to the primary elevation, as would be appropriate for a child care center. However, additional work remains to be done. The HPO objection to the previous design's incorporation of a garage door in the front of the building was not based on any antipathy to automobiles, but because it resulted in the front elevation being dominated by a large void that was inconsistent with the character of this street. While the garage door has been eliminated, the first floor of the new design is still dominated by large openings with walls of glass -- the recessed entrance section and the classroom

building to the east – that read as voids. While some larger percentage of glass than is found on the historic rowhouses could be achieved, the staff would encourage some additional development of the design that better acknowledges the careful balance between privacy and the public realm that is found on this street.

The staff recommends that the Review Board approve the general conceptual approach as not inconsistent with the character of the historic district, and direct the applicant to continue working with the staff on the design as suggested above should the necessary zoning relief be obtained. With the exception of the request for relief from the on-site parking requirement, any approval of the concept should not be construed as an endorsement for any other necessary variances or zoning relief.

EXHIBIT "D"

[See attached Letter regarding Parking]

The Metropolitan Community Church of Washington, DC

Affirming God's Love ... Sharing Christ's Message ... Serving in the Spirit

The Rev. Candace R. Shultis
Pastor

The Rev. Venson P. Mathews
Associate Pastor

The Rev. Dr. Sandra Bochonok
Pastoral Assistant

The Rev. Gail Hicks
Pastoral Assistant

The Rev. Clay Witt
Pastoral Assistant

Shirli Hughes
Director of Music

Deborah Bradberry
Office Manager

Dan Kisela
Bookkeeper

May 6, 2004

Mr. Ron Wilmore
Executive Director
The Northwest Settlement House
448 Ridge Street, NW
Washington DC 20001

Dear Mr. Wilmore,

I am delighted to hear of your plans to expand your facility so that you might better meet the needs of our city's children and families!

I am also glad to be able to continue to offer you the use of three parking spaces at our facility at 474 Ridge Street, NW.

I look forward to continuing our good working relationship with you in the years to come!

Peace and Joy!

Rev. Candace R. Shultis
Pastor