

RE: Case # 21400 - Aidan Montessori school

From Hill, Zelalem (DCOZ) <zelalem.hill@dc.gov>

Date Mon 12/29/2025 12:49 PM

To Jana Belsky <tjandht@gmail.com>; ATD DCOZ <dcoz@dc.gov>; DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>

 1 attachment (8 MB)

Aidan breach of contract.pdf;

Good afternoon,

Thank you for your email.

I am forwarding your document to the BZA submissions email address so it can be included in the case file in timely manner.

Thank you!

Zelalem Hill
Special Assistant & HR Advisor
DC Office of Zoning
441 4th St NW, suite 200 South
Washington, DC 20001
Email: Zelalem.hill@dc.gov
Desk Phone: 202-727-0312

From: Jana Belsky <tjandht@gmail.com>

Sent: Sunday, December 28, 2025 3:05 PM

To: ATD DCOZ <dcoz@dc.gov>

Subject: Case # 21400 - Aidan Montessori school

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Some people who received this message don't often get email from
tjandht@gmail.com. [Learn why this is important](#)

This email contains the PDF attachment referred to in the one previously sent.

Thank you,
Jana

Begin forwarded message:

Board of Zoning Adjustment
District of Columbia
CASE NO. 21400
EXHIBIT NO. 18

From: Jana Belsky <tjandht@gmail.com>
Subject: Case # 21400 - Aidan Montessori school
Date: December 28, 2025 at 2:58:50 PM EST
To: dcoz@dc.gov

Dear BZA,

I am writing to contest the expansion of the Aidan Montessori school without a stipulation that the enrollment be limited to the legally binding number of 180. I have lived on 27th Street for almost 40 years. I am concerned that the school will increase its enrollment and the street will be even more adversely impacted than it currently is. The management of carpooling is entirely ineffectual. There is always traffic chaos as the cars line up and block the street. An emergency vehicle would not be able to get by during those times.

I fear the school will promise not to increase enrollment but, as they did in the past, will not comply with the limit. In 2005, the ANC issued a breach of contract finding that in part reads:

"Aidan has acted in bad faith with respect to the Woodley Park Community and the ANC in inducing the community to drop the objections the community had to Aidan's taking over the premises of the St. Thomas Apostle School in exchange for concluding the 1995 Agreement and then in subsequently breaching every aspect of the 1995 Agreement and in announcing its intention not ever to comply with it." (The finding is attached)

If the school is granted a variance (and it seems likely it will), I urge the Commission to be certain to legally bind to the school to keep the enrollment to the 180 students the school agreed to when it gained acceptance from the community to operate.

I would appreciate if a Commission staff member would let me know that this request has been received and whether it will be acted upon.

Sincerely,

Jana Belsky
2824 27th Street, NW