

**II BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

Application of
Mohammad Pishvaeian
BZA Application No. 18297

Hearing Date: January 17, 2012
ANC 1A

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BOARD OF ZONING
ADJUSTMENT

**APPLICANT'S PRE-HEARING STATEMENT IN SUPPORT OF VARIANCE
RELIEF FROM SECTION 401.3 OF THE ZONING REGULATIONS**

Mr. Mohammad Pishvaeian ("Mr. Pishvaeian" or "Applicant") seeks to renovate a two-story plus finished basement end-unit row house, located at 3609 13th Street, N.W. (Square 2829, Lot 62) in the R-4 district ("the property") and convert it from an 11-unit rooming house to three condominiums - one condominium per floor. Because the building's lot is 1800 square feet and Section 401.3 of the Zoning Regulations requires the lot to be a minimum of 900 square feet for each apartment for conversion of a building or structure to an apartment house, Applicant is seeking herein an area variance of 900 square feet. As set forth more fully below, a confluence of factors, including an extremely deteriorated condition of the building and a layout that is best suited to three apartments, gives rise to practical difficulties in renovating this structure for a matter of right use. No adverse impact on neighboring properties will result from this conversion and the conversion will be consistent with the Zone Plan and the Comprehensive Plan as the use will be less dense than the previous use and will serve to stabilize the neighborhood.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18297
EXHIBIT NO. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.18297
EXHIBIT NO.28

I. Description of the Property and Surrounding Area

The building on the property was constructed in 1909 as the end unit of five attached residential structures. The dimensions of the building are 20 feet by 55 feet, with each floor having 1100 square feet of living space, with a total of 3300 square feet total. It has a rear yard set back of 20 feet, as required in the R-4 District and it abuts an alley on the north. It maintains its original design suited for three separate apartments with separate entrances in the front interior and three distinct entrances in the rear.

The property is located on the 3600 block of 13th Street, N.W. As seen in the photographs attached to the Application, this block consists of a variety of residential structures bordering this main corridor. These residential structures are a mix of one family dwellings, flats, apartment houses and rooming houses.

The five attached residential structures, including Applicant's property, have the appearance of row dwellings, in that they are residential, attached and have no side yards. However, because they house a mixture of uses, not limited to one-family dwellings, they do not all fit the definition of row dwelling set forth in the Zoning Regulations ("a one-family dwelling having no side yards".) The mix of uses within the five attached residential structures are identified on the photograph attached to this pre-hearing statement as Exhibit 1.

As seen in the photograph, two residential structures in this block are currently under construction as a result of zoning relief granted by this Board. The record in those cases reveal that the properties were converted from their last use as a rooming house to a flat (3601) and to a three (3)-unit apartment house (3603), respectively. See BZA Order on Application No. 18264 (September 13, 2011), special exception relief under Section 223 granted to construct a third-floor addition to an existing two-story dwelling at 3601 13th Street, N.W.; and BZA Order on Application No. 18815 of Richard Klugman (November 16, 2010), granting, *inter alia*, variance relief from the minimum lot occupancy requirements under section 401 to allow the conversion of a twelve (12)-unit rooming house into a three (3)-unit apartment house, at 3603 13th Street, N.W. The property located at 3607 13th Street, N.W. has not recently been renovated and is still operating as a rooming house. The property located at 3605 13th Street, N.W. is currently used as a one family dwelling.

Applicant's property has housed a mix of uses since 1958, when the uses were first documented with the enactment of the Zoning Regulations, including use as a rooming house, an apartment house and a flat. Its predominant and last use was as a rooming house with 11 rooms. However, it was also used in 1970 and for a few years thereafter as an apartment house with three apartments, one on each floor.

While all of the attached residential structures at one time or another were used as rooming houses, none were devoted to this use for as long a period of time

as the subject property. Since 1958 the property has been used as a rooming house for 39 years, including continuously for the past 27 years. The residential structure with the next longest rooming house use is 3603, with 34 years of use as a rooming house. A chart setting forth the history of the uses of each structure in the row, as set forth in their certificates of occupancy dating back to 1958, is attached as Exhibit 2 to this pre-hearing statement.¹

The building is currently vacant and in need of extensive renovation.

Following is a breakdown of some of its deteriorating conditions:

Roof and Gutters - Plywood below the rubber membrane of the roof is rotted at different spots and is leaking through the second floor's ceiling.

Plumbing – The building still has its original plumbing, including lead piping, which leaks into the house. An odor of backed up sewer exists in the house, indicating the possibility of broken pipes inside the house connecting to the city sewer.

Electrical – The electrical equipment is dated (110 Amps.) and consists of its original wiring, plugs, fixture and outlet.

¹ While Applicant was unable to find certificates of occupancy for 3601 13th Street, N.W., the owner of that property stated in his "Burden of Proof statement" in Application #18264, that the prior use of the property was as a rooming house. *See*, Letter from Elias Wolfberg to the BZA, dated July 12, 2011.

Windows and Frames – The window frames are the originals. Some are rotting. Some windows have been replaced. Some are broken.

Interior Doors – The interior doors are original with original knobs. Many of the doors are in need of repair.

Plaster and Interior Walls – The original plaster walls are cracking, exuding mold and exposing lead to the environment.

Floors and Ceilings – There are many damaged floor joists. The floors are warped and slope in various places. They will be unable to support any renovation in the condition they are in. Many of the ceilings have been patched over time and require repair.

Heat – The radiators are original and the boiler is over 15 years old.

Cooling – There is no central air conditioning or window units.

Carpets – The carpets are old, soiled, torn, and totally unusable.

Photographs reflecting some of these conditions are attached to the application as Exhibit A.

Plans for Renovation

In light of the old and deteriorated condition of the building, Applicant needs to invest in remodeling and renovation regardless of what use the building is ultimately devoted to. Applicant has assessed the extent and cost of renovation and remodeling of the building for the uses allowed as a matter of right in this District and for use as three condominium units. As will be shown herein, the latter is the only economically viable option.

While remodeling for use as a rooming house will be less extensive than for sale as a flat, three condominiums or a single family dwelling, significant renovation will still be required for all uses to create a safe environment. The roof and gutters will need to be replaced, plumbing repaired, air conditioning installed, windows replaced, window frames and interior doors repaired, plaster replaced in ceilings and walls and carpets removed.

To transform this building for sale as a flat, three-unit condominium, or single family residence, Applicant will need to demolish the interior to produce a shell with the interiors carved differently depending on the use. Applicant has submitted floor plans for a 3-unit condominium. Were the building to be used as a flat or a flat with rooming in the basement or as a single family dwelling, the layout

would obviously differ. By way of example, for a single family dwelling, there would only be one kitchen.

Attached to this pre-hearing statement, as Exhibit 3, is an updated profit and loss analysis that shows the estimated costs and projected income relating to each matter of right option and to the proposed 3-unit condominium.² As shown in the profit and loss analysis, none of the matter of right uses is economically viable. However, a 3-unit condominium is economically viable. This is due to the cost of renovation for each type of use and the market rates for purchase or rent for the different options in the area. Also attached as Exhibit 4 is a letter from a licensed realtor familiar with this neighborhood that sets forth estimated sale prices for the different options with attached comparable property sales. This data substantiates the projected sale prices used in the profit and loss analysis. This data confirms that the 3- unit use is the only viable and cost-effective way to improve the property and that this use would be a benefit to the neighborhood.

Finally, the proposed conversion will result in a decrease in density from 11 units to 3 units. It will increase the stability of the neighborhood by changing the building's status from rental to home ownership.

² Exhibit 3 updates and provides greater detail than the profit and loss analysis provided as Exhibit B to the Application. Applicant's letter accompanying the earlier profit and loss analysis is equally valid for the new analysis.

II. Variance Analysis

Applicant seeks an area variance from the provision of Section 401.3 of the Zoning Regulations which requires a minimum lot area of 900 square feet per apartment for the conversion of a building or structure to an apartment house in the R-4 District. The property 's lot area is 1800 square feet. Accordingly, the regulation requires a minimum lot area of 2700 square feet for conversion of this building from a rooming house to a 3-unit condominium. Therefore, Applicant seeks an area variance of 900 square feet.

Burden of Proof

The three-prong test for an area variance, as recently articulated by the D.C. Court of Appeals, is as follows:

- (1) There is an extraordinary or exceptional condition affecting the property;
- (2) Practical difficulties will occur if the zoning regulations are strictly enforced;

(3) 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

Fleischman v. District of Columbia Board of Zoning Adjustment, 2011 WL 3715032 (D.C. 2011)

1. Extraordinary or Exceptional Condition Affecting the Property

The Court of Appeals has stated that an extraordinary condition, in the context of the variance test, need not inhere in the land, but can arise from the condition of the property, and can relate to historical circumstances. The Court affirmed that “property” includes permanent structures on the land. Clerics of St. Viator v. District of Columbia Board of Zoning Adjustment, 320 A2d. 291, 293 (D.C. 1974). The exceptional condition may be a result of a confluence of factors. Gilmartin v District of Columbia Board of Zoning Adjustment, 579 A2d 1164, 1168 (D.C. 1990).

Moreover, the property need not be the only property with the specific condition in order to be considered exceptional. However, the practical difficulties in complying with the regulations must relate to the exceptional condition of the property and not to the general conditions in the neighborhood. Gilmartin, supra.

The exceptional condition of the property in this case is a result of a confluence of factors: 1) an exceptionally long history of rooming house use; 2) an exceptional state of disrepair; and 3) an inability to be used as a matter of right for its best practical use in light of its layout of three floors with three entrances and exits.

In this case, the property at 3609 13th Street, N.W. has an exceptional history of long-time use as a rooming house, a use that generally has greater wear and tear on a property than other less transient uses. While this block may be considered exceptional with respect to the long use of the row of structures as rooming houses, 3609 has been devoted to rooming house use for the longest period of time of all the structures and for an exceptionally long period of time. Its use as a rooming house dates back to at least 1958, when the Zoning Regulations were enacted. It has been used as a rooming house for approximately 40 years, and continuously for the past 27 years. The other property on the block that comes closest to the property's long rooming house use is 3603, with a history of 22 years of rooming house use. The owner of 3603 was recently granted a variance from 401.3 by this Board in light of the economic difficulties related to renovation from the deteriorated condition of that property. The property is in an exceptional state of disrepair as described above and as depicted in the photographs attached to the Application as Exhibit A, in large part due to this long time rooming house use.

The property also suffers from the exceptional condition that it is unable to be used as a matter of right in the manner that is that is most practical for its layout of three floors with entrances and exits on each floor. (*See* photograph attached to the Application showing the three entrances/exits, one on each of the three levels, at the rear of the building.) (In a series of decisions by the BZA in the late 1960's and 1970's, the Board recognized the exceptional nature of the layout of this type of property –with individual floors and separate entrances and exits that could not as a matter of right be used for one apartment unit per floor. Without specifically articulating the exceptional condition, the BZA found in several of these instances that not being allowed to convert them to their best practical use of one unit per floor resulted in practical difficulties in complying with the Zoning regulations. The Board consistently found that variance relief in these instances would not adversely impact the neighborhood and would be in keeping with the intent of the Zoning Regulations. *See, e.g.*, BZA Order # 8631 re Diamond Housing Corp. (June 7, 1966). (Variance granted for conversion from rooming house and flat to 3 apartment units, one on each floor); BZA Order # 9666, re Peerless Properties (July 23, 1968) (Variance granted to convert 3-story single family dwelling, previously used as a 3-unit apartment building, and as rooming house or multi-family dwelling, to a 3-unit apartment house); BZA Order #12278, re David J. Dubois (March 8, 1977) (Variance granted to convert from flat to 3 apartment units, one on each of 3 floor.) While the Board cited other unique features, it also stated in its findings its “best practical rule for conversion in the R-4 District ... to permit one living unit per floor.” Finding of Fact #4. This case was appealed to the District of Columbia Court of Appeals by a

neighboring property owner who had opposed the variance application before the BZA . The District of Columbia Court of Appeals affirmed the BZA decision in Wolf v. District of Columbia Board of Zoning Adjustment, 397 A2d, 936 (1979).

2. Practical Difficulties

The “nature and extent of the burden which will warrant an area variance is best left to the facts and circumstances of each particular case.” Gilmartin, *supra.* at 1170, *quoting* Palmer v District of Columbia Board of Zoning Adjustment, 287 A2d 535,542 (D.C. 1972). *See also* Wolf, supra, at 941. The Board may consider economic difficulty in its consideration of the burden or practical difficulties incurred by the Applicant. Gilmartin, supra. at 1170;

The extensive disrepair of the property, exacerbated by the exceptionally long term rooming house use, and the inability to use the premises for what the Board in the past has considered the best practical rule for conversion in t he R-4 District - one living unit per floor- results in Applicant’s practical difficulties in complying with the Zoning Regulations. As set forth in detail in Exhibit 3, renovation of the building for the matter of right uses is not economically viable. Renovation of the building for use as a 3-unit condominium is so viable. In Wolf, supra, the District of Columbia Court of Appeals upheld the BZA’s determination that the Applicant suffered practical difficulties in complying with the Zoning

Regulations when renovation of the property for the uses allowed as a matter of law resulted in an economic loss for the owner but conversion of the property from a flat to three apartment units, one on each floor, resulted in a return. The facts in Wolf, supra, are analogous to the facts in this case. As in Wolf, supra, the property is located in the R-4 district, the residential structure is designed with three floors with entrances and exits for each floor, renovation of the property for a matter of right use results in a financial loss to the owner, but conversion to three units, one per floor, results in a return.

Finally, this Board itself granted variance relief from the minimum lot occupancy requirements under section 401 to allow the conversion of a twelve (12)-unit rooming house into a three (3)-unit apartment house at 3603 13th Street, N.W. Application No. 18815 of Richard Klugman (November 16, 2010). This property is located three doors from Applicant's property and is part of the same row of residential structures built at the same time in 1909. The Board determined in that case that the owner would suffer similar economic loss in renovating the property for a matter of right use, but would get a return if the property were used as a 3-unit apartment house, and that this economic difficulty met the practical difficulties test under the variance analysis. As set forth in Exhibit 3, renovation of the property in this case for any of the matter of right uses will result in a financial loss to the owner but conversion to a 3 -unit apartment house will result in a return.

3. No Harm to the Public Good or Zone Plan

Variance relief in this case will benefit the public good by renovating a badly deteriorated structure and putting it to a use that will be less dense than the previous use and will be stabilizing to the neighborhood. The Zone Plan will not be compromised, as this building is located in a neighborhood with a mix of compatible uses. As set forth in the attached certificates of occupancy, this building itself has a history of different uses, including use as a 3-unit apartment building.

This Board has already examined the impact of the conversion of a 12-unit rooming house to a 3-unit dwelling on this very block and determined that there would be no adverse harm to the public good nor to the zone plan as a result thereof. *See BZA Order on Application No. 18115 of Richard Klugman, regarding 3603 13th Street, N.W.* The Board's order is consistent with a long line of BZA decisions, including those BZA decisions noted above, finding no harm to the public good nor to the zone plan in this R-4 District, from conversion of a row house from rooming house use to use as a three (3) unit apartment.

Section 330.1 of the Zoning Regulations states that "The R-4 District is designed to include those areas now developed primarily with row dwellings, but within which there have been a substantial number of conversions of the dwellings into dwellings for two (2) or more families." Section 330.3 provides "The R-4 District shall not be an apartment house district as contemplated under the General

Residence (R-5) Districts, since the conversion of existing structures shall be controlled by a minimum lot area per family requirement.” That requirement is set forth in Section 401.3. 401.3 controls conversion in the R-4 District by only allowing deviations where the variance standard is met.

As set forth in the Zoning Commission’s Notice of Final Rulemaking and Z.C. Order No. 06-47, Z.C. Case NO. 06-47 (Text Amendment-11DCMR) (Minimum Lot Area and Lot Occupancy Requirement for Apartment Houses in the R-4 Zone District) July 9, 2007, the text amendment was intended to be “fully consistent with the Comprehensive Plan, which supports protecting existing row house neighborhoods.” Z.C. Order at 2. Applicant’s renovation and conversion of the structure preserves and enhances the structure and thereby the row house neighborhood. Home ownership of three condominiums will be a stabilizing impact on the row house neighborhood, in contrast to the transient nature of a rooming house.

III. Community Support

Applicant is unaware of any opposition to this application for variance relief. Attached as Exhibit 5 to this Application are letters of support from neighbors of the property. Advisory Neighborhood Commission 1A has not expressed any concerns. Its next regularly scheduled meeting at which it will have the opportunity to formally address the Application is January 11, 2012.

IV. Witnesses

- A. Mohammad Pishvaeian, Applicant
- B. Alan Dalton, Realty/Owner, ADMC Realty Group, LLC

V. Conclusion

For the reasons set forth above, Applicant has met the three-prong test for an area variance from Section 401.3 of the Zoning Regulations. Accordingly, Applicant respectfully requests that the Board grant this application for variance relief.

Respectfully submitted,



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3601
Flat (BZA Order 18264 --
Special Exception to
Construct 3rd Floor)
September 13, 2011

3603
3-Unit Apartment House
(BZA Order 18115)
(Variance from 401.3)
November 16, 2010

3605
Single Family Home

3607
Rooming House

3609
Subject

EXHIBIT
1

Certificates of Occupancy 3601-3609 13th Street, N.W.

Address	Year	Use	Name of last owner
3601	Current no c/o	2-family flat after granting of special exception	
3603	1958	Rooming house	
	1960	Rooming house	
	1968	Rooming house	
	1970	Apartment house	
	1980	Community Residence Facility	
	1986	Community Residence Facility	
	1986	Community Residence Facility	
	1998	Community Residence Facility	
	2000-current	Rooming house	Toston
3605	1959	Flat	
	1998-current	Rooming house (13 rooms)	Toston
3607	1959	Tenement house (1 st & 2 nd floors)	
	1986-current	Rooming house (7 rooms)	Toston
3609	1958	Rooming house (all floors)	
	1960	Rooming house (1 st & 2 nd)	
	1970	Apartment house (1 st , 2 nd & basement)	
	1974	2-family flat (1 st & 2 nd)	
	1985	Rooming House (11 rooming units-basement, 1 st & 2 nd)	
	1992	Rooming House (11 rooming units-basement, 1 st & 2 nd)	

EXHIBIT

2

Certificates of Occupancy 3601-3609 13th Street, N.W.

	1998-current	Rooming House (11 rooming units- basement, 1 st & 2 nd)	Toston
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PROFIT AND LOSS ANALYSIS

3609 13TH STREET, NW

PROPOSAL # 1
Rooming House
Rental of 11 Rooms

\$423,000	Purchase Price on June 14, 2011
\$92,400	Remodel Hard Cost Estimate for 3300 sq ft at \$28.00 per sq ft
\$45,000	Soft Costs Estimate (Interest/Legal Fees/Architect Fees/Plans/Permits/Property Taxes/Insurance)
\$560,400	TOTAL INVESTMENT
\$71,000	Projected Yearly Income (11 rooms at \$125.00 per week per room)
\$76,700	Projected Yearly Expense(Mortgage Interest=\$28,000; Management=\$12,000; Cleaning=\$6,000;Maintenance=\$12,000;
	Utilities=\$12,000; Insurance=\$2500; Taxes=\$4200
-\$5,700	YEARLY LOSS



	CONSTRUCTION BUDGET			
	3609 13th Street, NW			
	PROPOSAL # 1			
	Rooming House			
	Remodeling 11 Rooms			
	LABOR	MATERIALS	TOTAL	
Demolition	\$3,000	\$500	\$3,500	4%
Trash hauling	\$2,000	\$500	\$2,500	3%
Framing & Joyses	\$0	\$0	\$0	0%
Heating & Cooling Sys.	\$2,500	\$6,700	\$9,200	10%
Plumbing	\$2,000	\$2,500	\$4,500	5%
Electrical	\$1,500	\$3,000	\$4,500	5%
Insulation	\$0	\$0	\$0	0%
Drywall-Interior Walls & Ceilings	\$1,500	\$1,450	\$2,950	3%
Stairs & railing	\$0	\$0	\$0	0%
Carpet/Hardwood Flr	\$3,500	\$11,000	\$14,500	16%
Tile Work	\$2,500	\$4,200	\$6,700	7%
Paint int/ext	\$3,000	\$4,000	\$7,000	8%
Windows & Window Frames/Doors & Door Frames	\$2,500	\$4,500	\$7,000	8%
Cabinets	\$0	\$0	\$0	0%
Granite	\$0	\$0	\$0	0%
Appliances	\$0	\$0	\$0	0%
Finish carpentry	\$0	\$0	\$0	0%
Roof & Gutters	\$7,550	\$5,000	\$12,550	14%
Landscaping	\$1,000	\$2,500	\$3,500	4%
Deck & fences	\$2,000	\$3,000	\$5,000	5%
Misc. Labor/Supp.	\$2,000	\$7,000	\$9,000	10%
TOTAL BUDGET	\$36,550	\$55,850	\$92,400	100%

PROFIT AND LOSS ANALYSIS

3609 13TH STREET, NW

PROPOSAL # 2

Two Condominiums - 1st and 2nd floors
Rooming House in Basement

Sale of Two Condominiums

\$423,000	Purchase Price on Jun 14, 2011
\$275,000	Condos Renovation Hard Cost Estimate for 2200 sq ft at \$125.00 per sq ft
\$31,000	Basement Remodeling Hard Cost Estimate for 1100 sq ft at \$28.00 per sq ft
\$99,000	Sales Costs (Agents Commission & DC Taxes - Transfer & Condo Conversion Fees)
\$75,000	Soft Costs Estimate (Interest/Legal Fees/Architect Fees/Plans/Permits/Property Taxes/Insurance)
\$903,000	TOTAL INVESTMENT

\$825,000	PROJECTED SALE PRICE (1st Floor \$400K/1100 sq ft and 2nd Floor \$425K/1100 sq ft)
\$903,000	TOTAL INVESTMENT
-\$78,000	LOSS

Rooming House in Basement - Two Rooms

\$13,000	Projected Yearly Income (2 Rooms at \$125 per week per room)
\$13,900	Projected Yearly Expenses (Mortgage Interest = \$1600.00; Management = \$4800.00; Cleaning = \$2400.00; Utilities = \$1500; Insurance = \$600.00; Taxes = \$600.00)
-\$900	PROJECTED YEARLY LOSS

	COMBINED CONSTRUCTION BUDGET			
	3609 13th Street, NW			
	PROPOSAL # 2			
	Renovation of Two Condominiums			
	1st and 2nd Floors			
	Remodeling of Two Basement Rooms			
	LABOR	MATERIALS	TOTAL	
Demolition	\$8,700	\$1,300	\$10,000	3%
Trash hauling	\$8,000	\$2,000	\$10,000	3%
Framing & Joyses	\$9,500	\$15,600	\$25,100	8%
Heating & Cooling Sys.	\$11,200	\$7,530	\$18,730	6%
Plumbing	\$14,000	\$14,000	\$28,000	9%
Electrical	\$17,070	\$14,540	\$31,610	10%
Insulation	\$3,000	\$5,200	\$8,200	3%
Drywall-Interior Walls & Ceilings	\$7,000	\$7,000	\$14,000	5%
Stairs & railing	\$1,500	\$9,200	\$10,700	4%
Carpet/Hardwood Flr	\$4,500	\$11,520	\$16,020	5%
Tile Work	\$6,000	\$6,000	\$12,000	4%
Paint int/ext	\$13,800	\$8,800	\$22,600	7%
Windows & Window Frames/Doors & Door Frames	\$2,000	\$10,080	\$12,080	4%
Cabinets	\$1,870	\$6,000	\$7,870	3%
Granite	\$2,450	\$2,460	\$4,910	2%
Appliances	\$1,280	\$10,000	\$11,280	4%
Finish carpentry	\$4,300	\$5,810	\$10,110	3%
Roof & Gutters	\$7,550	\$5,000	\$12,550	4%
Landscaping	\$2,500	\$4,030	\$6,530	2%
Deck & fences	\$6,300	\$8,810	\$15,110	5%
Misc. Labor/Supp.	\$8,100	\$10,500	\$18,600	6%
TOTAL BUDGET	\$140,620	\$165,380	\$306,000	100%

PROFIT AND LOSS ANALYSIS
3609 13TH STREET, NW

PROPOSAL # 3
Sale of Two Condominiums

\$423,000	Purchase Price on Jun 14, 2011
\$412,500	Renovation Hard Cost Estimate for 3300 sq ft at \$125.00 per sq ft
\$113,000	Sales Costs (Agents Commission & DC Taxes - Transfer & Condo Conversion Fees)
\$75,000	Soft Costs Estimate (Interest/Legal Fees/Architect Fees/Plans/Permits/Property Taxes/Insurance)
\$1,023,500	TOTAL INVESTMENT

\$944,000	PROJECTED SALE PRICE (2 Level Unit \$489K/2200 sq ft and 1 Level Unit \$455K/1100 sq ft)
\$1,023,500	TOTAL INVESTMENT
-\$79,500	LOSS

	CONSTRUCTION BUDGET			
	3609 13th Street, NW			
	PROPOSAL # 3			
	Renovation for Two Condominiums			
	LABOR	MATERIALS	TOTAL	
Demolition	\$13,644	\$1,478	\$15,122	4%
Trash hauling	\$12,848	\$2,274	\$15,122	4%
Framing & Joyses	\$14,213	\$25,696	\$39,909	10%
Heating & Cooling Sys.	\$12,734	\$8,562	\$21,296	5%
Plumbing	\$15,918	\$15,687	\$31,605	8%
Electrical	\$19,409	\$16,532	\$35,941	9%
Insulation	\$4,548	\$7,049	\$11,597	3%
Drywall-Interior Walls & Ceilings	\$11,370	\$11,370	\$22,740	6%
Stairs & railing	\$2,843	\$16,145	\$18,988	5%
Carpet/Hardwood Flr	\$7,391	\$20,034	\$27,425	7%
Tile Work	\$6,822	\$6,822	\$13,644	3%
Paint int/ext	\$15,691	\$10,006	\$25,696	6%
Windows & Window Frames/Doors & Door Frames	\$2,843	\$14,303	\$17,146	4%
Cabinets	\$2,126	\$8,528	\$10,654	3%
Granite	\$2,786	\$2,797	\$5,583	1%
Appliances	\$1,455	\$15,691	\$17,146	4%
Finish carpentry	\$7,163	\$10,017	\$17,180	4%
Roof & Gutters	\$8,584	\$5,685	\$14,269	3%
Landscaping	\$2,843	\$5,719	\$8,562	2%
Deck & fences	\$7,163	\$10,017	\$17,180	4%
Misc. Labor/Supp.	\$11,484	\$14,213	\$25,696	6%
TOTAL BUDGET	\$183,876	\$228,624	\$412,500	100%

PROFIT AND LOSS ANALYSIS
3609 13TH STREET, NW

PROPOSAL # 4
Sale of Single Family Dwelling

\$423,000	Purchase Price on Jun 14, 2011
\$297,000	Renovation Hard Cost Estimate for 3300 sq ft at \$90.00 per sq ft
\$44,600	Sales Costs (Agents Commission & DC Transfer Taxes)
\$45,000	Soft Costs Estimate (Interest/Legal Fees/Architect Fees/Plans/Permits/Property Taxes/Insurance)
\$809,600	TOTAL INVESTMENT

\$635,000	PROJECTED SALE PRICE / 3300 sq ft
\$809,600	TOTAL INVESTMENT
-\$174,600	LOSS

	CONSTRUCTION BUDGET			
	3609 13th Street, NW			
	PROPOSAL # 4			
	Renovation for Single Family Dwelling			
	LABOR	MATERIALS	TOTAL	
Demolition	\$12,000	\$1,300	\$13,300	4%
Trash hauling	\$11,300	\$2,000	\$13,300	4%
Framing & Joyses	\$12,500	\$22,600	\$35,100	12%
Heating & Cooling Sys.	\$3,000	\$6,300	\$9,300	3%
Plumbing	\$5,000	\$5,000	\$10,000	3%
Electrical	\$6,000	\$6,000	\$12,000	4%
Insulation	\$4,000	\$6,200	\$10,200	3%
Drywall-Interior Walls & Ceilings	\$10,000	\$10,000	\$20,000	7%
Stairs & railing	\$2,500	\$14,200	\$16,700	6%
Carpet/Hardwood Flr	\$6,500	\$17,620	\$24,120	8%
Tile Work	\$4,000	\$6,700	\$10,700	4%
Paint int/ext	\$13,800	\$8,800	\$22,600	8%
Windows & Window Frames/Doors & Door Frames	\$2,500	\$9,580	\$12,080	4%
Cabinets	\$933	\$3,767	\$4,700	2%
Granite	\$1,233	\$1,233	\$2,467	1%
Appliances	\$633	\$6,900	\$7,533	3%
Finish carpentry	\$6,300	\$8,810	\$15,110	5%
Roof & Gutters	\$7,550	\$5,000	\$12,550	4%
Landscaping	\$2,500	\$5,030	\$7,530	3%
Deck & fences	\$6,300	\$8,810	\$15,110	5%
Misc. Labor/Supp.	\$10,100	\$12,500	\$22,600	8%
TOTAL BUDGET	\$128,650	\$168,350	\$297,000	100%

PROFIT AND LOSS ANALYSIS
3609 13TH STREET, NW

PROPOSAL # 5
Sale of Three Condominiums

\$423,000	Purchase Price on Jun 14, 2011
\$445,500	Renovation Hard Cost Estimate for 3300 sq ft at \$135.00 per sq ft
\$152,400	Sales Costs (Agents Commission & DC Taxes - Transfer & Condo Conversion Fees)
\$95,000	Soft Costs Estimate (Interest/Legal Fees/Architect Fees/Plans/Permits/Property Taxes/Insurance)
\$1,115,900	TOTAL INVESTMENT
\$1,270,000	PROJECTED SALE PRICE (Basement \$400K/1100 sq ft, 1st Floor \$430K/1100 sq ft and 2nd Floor \$440K/1100 sq ft)
\$1,115,900	TOTAL INVESTMENT
\$154,100	PROFIT

	CONSTRUCTION BUDGET			
	3609 13th Street, NW			
	PROPOSAL # 5			
	Renovation for Three Condominiums			
	LABOR	MATERIALS	TOTAL	
Demolition	\$12,960	\$1,404	\$14,364	3%
Trash hauling	\$12,204	\$2,160	\$14,364	3%
Framing & Joyses	\$13,500	\$24,408	\$37,908	9%
Heating & Cooling Sys.	\$18,144	\$12,204	\$30,348	7%
Plumbing	\$20,304	\$20,304	\$40,608	9%
Electrical	\$24,408	\$20,304	\$44,712	10%
Insulation	\$4,320	\$6,696	\$11,016	2%
Drywall-Interior Walls & Ceilings	\$10,800	\$10,800	\$21,600	5%
Stairs & railing	\$2,700	\$15,336	\$18,036	4%
Carpet/Hardwood Flr	\$7,020	\$19,030	\$26,050	6%
Tile Work	\$9,720	\$9,720	\$19,440	4%
Paint int/ext	\$14,904	\$9,504	\$24,408	5%
Windows & Window Frames/Doors & Door Frames	\$2,700	\$13,586	\$16,286	4%
Cabinets	\$3,024	\$12,204	\$15,228	3%
Granite	\$3,996	\$3,996	\$7,992	2%
Appliances	\$2,052	\$22,356	\$24,408	5%
Finish carpentry	\$6,804	\$9,515	\$16,319	4%
Roof & Gutters	\$8,154	\$5,400	\$13,554	3%
Landscaping	\$2,700	\$5,432	\$8,132	2%
Deck & fences	\$6,804	\$9,515	\$16,319	4%
Misc. Labor/Supp.	\$10,908	\$13,500	\$24,408	5%
TOTAL BUDGET	\$198,126	\$247,374	\$445,500	100%



January 2, 2012

RE: 3609 13th St. NW

Subject: Updated comparable sales and values

The attached comparable property sales represent current estimated market values for renovated properties in the vicinity of subject property, as referenced on the attached maps.

Estimated renovated sale prices for the various possible configurations of subject property are as follows:

Single-family homes: Market estimated sales price range of:
\$615,000 to \$635,000.

Flats, consisting of one 2-level unit and one 1-level unit:
\$455,000 1-level unit
\$479,000-\$499,000 2-level unit
Total Sales Value Estimate: \$944,000

Multi-Unit Apartments (highest and best use) dwelling, consisting of three 1-level units:
\$400,000 to \$440,000 (varies by unit location/level)
Total Sales Value Estimate: \$1,270,000

Sincerely,

A handwritten signature in black ink, appearing to read "Alan Dalton".

Alan Dalton
Realtor/Owner
ADMC Realty Group, LLC

ADMC Realty Group, LLC
RE/MAX Allegiance
220 7th Street SE
Washington DC 20003
(202) 574-5600
Direct: (202) 449-9700



Residential Gallery - Customer



3517 13TH ST NW #101, WASHINGTON, DC 20010
List Price: \$474,900 Own: Condo, Sale
Cont Date: 13-May-2011 Close Date: 17-Jun-2011
Adv. Sub: COLUMBIA HEIGHTS
Type: Mid-Rise 5-8 Floor Style: Other
Model: #Lvls: 1 #Fpls: 0
BR: 2 FB: 2 HB: 0 Basement: No
Heat/Cool/Wtr/Swr: Central/Electric/Central A/C/Electric/Public/Public Sewer
Park: Street
Const: Other, Stucco
Water Front/View/Access: //
Listing Co: Urban Place

Total Taxes:
Close Price: \$430,000
ADC Map: 0000000000
Acre:
Yr Blt: 2011
Gar/Cpt/Assgn: //

MLS#: DC7530966
Status: SOLD
Subsidy \$2,000
Gr Rent:
HOA: C/C:331.31
Tax Living Area:

Dock Conveys:
List. Date: 13-Feb-2011 Vacation: No
DOMM/DOMP: 89/89

Internet Remarks: ONLY ONE UNIT LEFT! Exceptional boutique building offers unique open floor plans w/ beautiful light-filled spaces feature gleaming hardwoods, well appointed gourmet kitchens, stunning stone countertops & custom tile backsplash and over 1000 square feet of living space! Common rear courtyard features a large, slate patio with built in barbecue & outdoor fireplace.

Directions: 13th Street Northwest north or south to 3517 13th Street, NW.



3517 13TH ST NW #102, WASHINGTON, DC 20010
List Price: \$449,900 Own: Condo, Sale
Cont Date: 10-Apr-2011 Close Date: 20-May-2011
Adv. Sub: COLUMBIA HEIGHTS
Type: Mid-Rise 5-8 Floor Style: Other
Model: #Lvls: 1 #Fpls: 0
BR: 2 FB: 2 HB: 0 Basement: No
Heat/Cool/Wtr/Swr: Central/Electric/Central A/C/Electric/Public/Public Sewer
Park: On-site Prk/Sale
Const: Other, Stucco
Water Front/View/Access: //
Listing Co: Urban Place

Total Taxes:
Close Price: \$450,000
ADC Map: 0000000000
Acre:
Yr Blt: 2011
Gar/Cpt/Assgn: //

MLS#: DC7555218
Status: SOLD
Subsidy \$2,000
Gr Rent:
HOA: C/C:329.49
Tax Living Area:

Dock Conveys:
List. Date: 18-Mar-2011 Vacation: No
DOMM/DOMP: 23/23

Internet Remarks: ONLY 2 UNITS LEFT! Exceptional boutique building offers unique open floor plans w/ beautiful light-filled spaces feature gleaming hardwoods, well appointed gourmet kitchens, stunning stone countertops & custom tile backsplash and over 1000 square feet of living space! Common rear courtyard features a large, slate patio with built in barbecue & outdoor fireplace. Parking Available!

Directions: 13th Street Northwest north or south to 3517 13th Street, NW.



3517 13TH ST NW #202, WASHINGTON, DC 20010
List Price: \$494,900 Own: Condo, Sale
Cont Date: 26-Mar-2011 Close Date: 27-May-2011
Adv. Sub: COLUMBIA HEIGHTS
Type: Mid-Rise 5-8 Floor Style: Other
Model: #Lvls: 1 #Fpls: 0
BR: 2 FB: 2 HB: 0 Basement: No
Heat/Cool/Wtr/Swr: Central/Electric/Central A/C/Electric/Public/Public Sewer
Park: On-site Prk/Sale
Const: Other, Stucco
Water Front/View/Access: //
Listing Co: Urban Place

Total Taxes:
Close Price: \$450,000
ADC Map: 0000000000
Acre:
Yr Blt: 2011
Gar/Cpt/Assgn: //

MLS#: DC7561327
Status: SOLD
Subsidy \$10,000
Gr Rent:
HOA: C/C:332.08
Tax Living Area:

Dock Conveys:
List. Date: 26-Mar-2011 Vacation: No
DOMM/DOMP: 0/0

Internet Remarks: Exceptional boutique building offers unique open floor plans w/ beautiful light-filled spaces feature gleaming hardwoods, well appointed gourmet kitchens, stunning stone countertops & custom tile backsplash and over 1000 square feet of living space! Common rear courtyard features a large, slate patio with built in barbecue & outdoor fireplace. Parking Available! PRICE JUST REDUCED!

Directions: 13th Street Northwest north or south to 3517 13th Street, NW.



3518 10TH ST NW #A, WASHINGTON, DC 20010-1402
List Price: \$499,900 Own: Condo, Sale
Cont Date: 30-Sep-2011 Close Date: 02-Nov-2011
Adv. Sub: COLUMBIA HEIGHTS
Type: Semi-Detached Style: Victorian
Model: GORGEOUS & T #Lvls: 2 #Fpls: 1
BR: 2 FB: 3 HB: 1 Basement: Yes, Daylight, Full, Full, Fully Finished, Rear Entran
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Ceiling Fan(s), Central A/C/Electric/Public/Public
Park: Drvwy/Off Str, Prk Space Cnvs, Surface
Const: Brick
Water Front/View/Access: //
Listing Co: RE/MAX Allegiance

Total Taxes: \$4,847
Close Price: \$475,000
ADC Map: 10A6
Acre:
Yr Blt: 1909
Gar/Cpt/Assgn: //

MLS#: DC7604002
Status: SOLD
Subsidy \$10,000
Gr Rent:
HOA: C/C:273.00
Tax Living Area: 1,634

Dock Conveys:
List. Date: 17-May-2011 Vacation: No
DOMM/DOMP: 136/136

Internet Remarks: MOTIVATED SELLER! Major Price Adjustment! Compare price/sq ft! Stunning unit w/ 3 full BRs (not a Den!), 2 level unit w/ 1,634 sq ft, amazing contemporary space; open kitchen w/ island, GE Profile appliances, granite, gorgeous oak hardwoods, 3 large BRs, 2 w/ attached BAs, custom Elfa closets in BRs, recessed lighting, Media/Family Rm on LL, deck 4, 1PK space, Target; Metro,
Directions: From Columbia Hts Metro (14th & Irving), north on 14th, right on Monroe. Left on 10th to 3518 10th (on left).

Note: This sale represents the market value for 2-Level condo





ADMC Realty Group

RE/MAX Allegiance

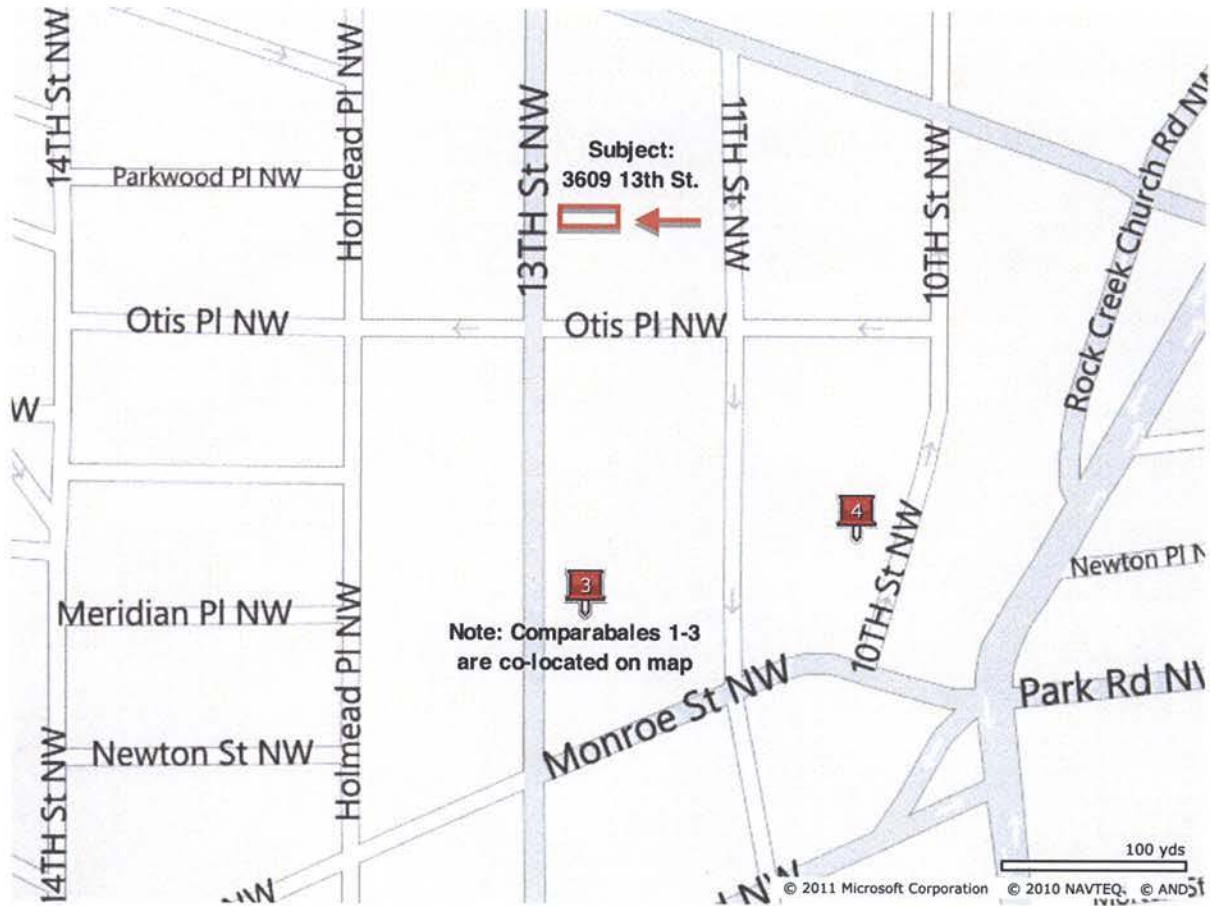
Always Doing MORE for Clients!

Office: 202-449-9700

Cell: 202-251-0111

Fax: 877-ADMC-FAX

Alan@ADMCRealtygroup.com



Stat	ML#	Address	List Price	BR	FB	HB Type	Adv Subdiv
	Sold DC7530966	3517 13th St NW #101	\$474,900	2	2	0 Mid-Rise 5-8	FCOLUMBIA HEIGHTS
	Sold DC7555218	3517 13th St NW #102	\$449,900	2	2	0 Mid-Rise 5-8	FCOLUMBIA HEIGHTS
	Sold DC7561327	3517 13th St NW #202	\$494,900	2	2	0 Mid-Rise 5-8	FCOLUMBIA HEIGHTS
	Sold DC7604002	3518 10th St NW #A	\$499,900	2	3	1 Semi-Detache	COLUMBIA HEIGHTS

Residential Gallery - Customer



3542 10TH ST NW, WASHINGTON, DC 20010-1402

List Price: \$595,000 Own: Fee Simple, Sale
Cont Date: 07-Mar-2011 Close Date: 16-May-2011
Adv. Sub: COLUMBIA HEIGHTS
Type: Attach/Row Hse Style: Victorian
Model: #Lvls: 3 #Fpls: 1
BR: 4 FB: 3 HB: 0 Basement: Yes, Improved, Sump Pump
Heat/Cool/Wtr/Swr: Radiator/Natural Gas/Window Unit(s)/Electric/Public/Public Septic, Public
Park: Drvwy/Off Str
Const: Brick and Siding
Water Front/View/Access: //
Listing Co: Investors Management, Inc.

Total Taxes: \$4,860
Close Price: \$617,000
ADC Map: 015-D
Acre: 0.05
Yr Blt: 1909
Gar/Cpt/Assgn: //

MLS#: DC7543731
Status: **SOLD**
Subsidy **\$18,000**
Gr Rent:
HOA: C/C:
Tax Living Area: 1,666

Dock Conveys: Vacation: No
List. Date: 03-Mar-2011 DOMM/DOMP: 5/5

Internet Remarks: Charming 1910 home tastefully updated in Classic style maintaining natural wood trim, pocket doors, beautiful stair banister, stained glass skylight, moldings & hardwood floors. Open kitchen with sun-filled breakfast room, separate formal dining room too. Fully finished walkout lower level with kitchen & full bath. Brick patio & 2 car parking. View virtual tour for floor plans and pictures

Directions: Walking From Metro: Turn Right on Monroe Walk 1 block W. Turn left on 11th Walk 1 block S on 11th. Driving: North on 11th St Right on Monroe St Left on 10th St. EZ street parking. House on Left 3542



1351 PARKWOOD PL NW, WASHINGTON, DC 20010-1314

List Price: \$699,900 Own: Fee Simple, Sale
Cont Date: 06-May-2011 Close Date: 21-Jun-2011
Adv. Sub: COLUMBIA HEIGHTS
Type: Attach/Row Hse Style: Victorian
Model: #Lvls: 3 #Fpls: 0
BR: 3 FB: 3 HB: 1 Basement: Yes, Fully Finished, Rear Entrance
Heat/Cool/Wtr/Swr: Central, Energy Star Heating System/Central, Natural Gas/Central A/C, E
Park: Paved Driveway
Const: Brick
Water Front/View/Access: //
Listing Co: A-K Real Estate, Inc.

Total Taxes: \$3,509
Close Price: \$652,000
ADC Map: .
Acre: 0.03
Yr Blt: 1911
Gar/Cpt/Assgn: //

MLS#: DC7586322
Status: **SOLD**
Subsidy \$0
Gr Rent:
HOA: C/C:
Tax Living Area: 1,552

Dock Conveys: Vacation: No
List. Date: 26-Apr-2011 DOMM/DOMP: 11/11

Internet Remarks: Beautiful, top to bottom, renovation in Columbia Heights! Gorgeous oak flooring, gourmet kitchen with granite, Bosch stainless steel appliances, lots of cabinetry and amenities. 2 master suites, modern bathrooms, fully finished basement w/ high ceilings and kitchen. Deck w/ private parking in rear. 3brdm, 3.5 baths. Check out the virtual tour! \$2500 credit - preferred lender.

Directions: .



3573 10TH ST NW, WASHINGTON, DC 20010-1401

List Price: \$649,900 Own: Fee Simple, Sale
Cont Date: 25-May-2011 Close Date: 18-Aug-2011
Adv. Sub: COLUMBIA HEIGHTS
Type: Semi-Detached Style: Federal
Model: #Lvls: 3 #Fpls: 1
BR: 4 FB: 3 HB: 0 Basement: Yes, Fully Finished
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Drvwy/Off Str
Const: Brick
Water Front/View/Access: //
Listing Co: Keller Williams Capital Prop.

Total Taxes: \$3,653
Close Price: \$635,000
ADC Map: 00000
Acre: 0.05
Yr Blt: 1909
Gar/Cpt/Assgn: //

MLS#: DC7595844
Status: **SOLD**
Subsidy \$0
Gr Rent:
HOA: C/C:
Tax Living Area: 1,714

Dock Conveys: Vacation: No
List. Date: 06-May-2011 DOMM/DOMP: 21/52

Internet Remarks: Historic charm meets modern luxury-high ceilings, ornate woodwork, & fabulous pocket door! Features: regal living room w/ gorgeous stone fireplace, formal dining room, new custom kitchen& the master suite of your dreams w/stunning bath-Jacuzzi tub& double vanity! Fully Finished basement opens to a grassy yard and rear parking. Perfect location just a short walk to restaurants, shops & Metro!

Directions: Heading East on Monroe St NW, take a left onto 10th St NW.



3607 10TH ST NW, WASHINGTON, DC 20010-1403

List Price: \$675,000 Own: Fee Simple, Sale
Cont Date: 09-Nov-2011 Close Date: 09-Nov-2011
Adv. Sub: COLUMBIA HEIGHTS
Type: Attach/Row Hse Style: Colonial
Model: #Lvls: 3 #Fpls: 0
BR: 4 FB: 3 HB: 1 Basement: Yes, Front Entrance, Full, Fully Finished, Rear Entra
Heat/Cool/Wtr/Swr: Forced Air/Electric/Central A/C/Electric/Public/Public Sewer
Park: Garage, Paved Driveway
Const: Brick
Water Front/View/Access: //
Listing Co: Keller Williams Realty

Total Taxes: \$3,904
Close Price: \$675,000
ADC Map: XXXX
Acre: 0.05
Yr Blt: 1909
Gar/Cpt/Assgn: 2/ /

MLS#: DC7724584
Status: **SOLD**
Subsidy \$0
Gr Rent:
HOA: C/C:
Tax Living Area: 1,714

Dock Conveys: Vacation: No
List. Date: 09-Nov-2011 DOMM/DOMP: 0/0

Internet Remarks: Beautifully renovated 4BR, 3.5BA home. Fully finished English basement, with full kitchen, stainless steel appliances, laundry room and full bath. Huge upper 2 levels w/ hardwood floors, tastefully updated baths, gourmet kitchen, deck, great for entertaining. Parking pad out back. Recessed lights, large bedrooms. This is a must see!!!

Directions: Take Irving St NW. Turn left onto 14th St NW. Turn right onto Monroe St NW. Turn left onto 10th St NW





ADMC Realty Group

RE/MAX Allegiance

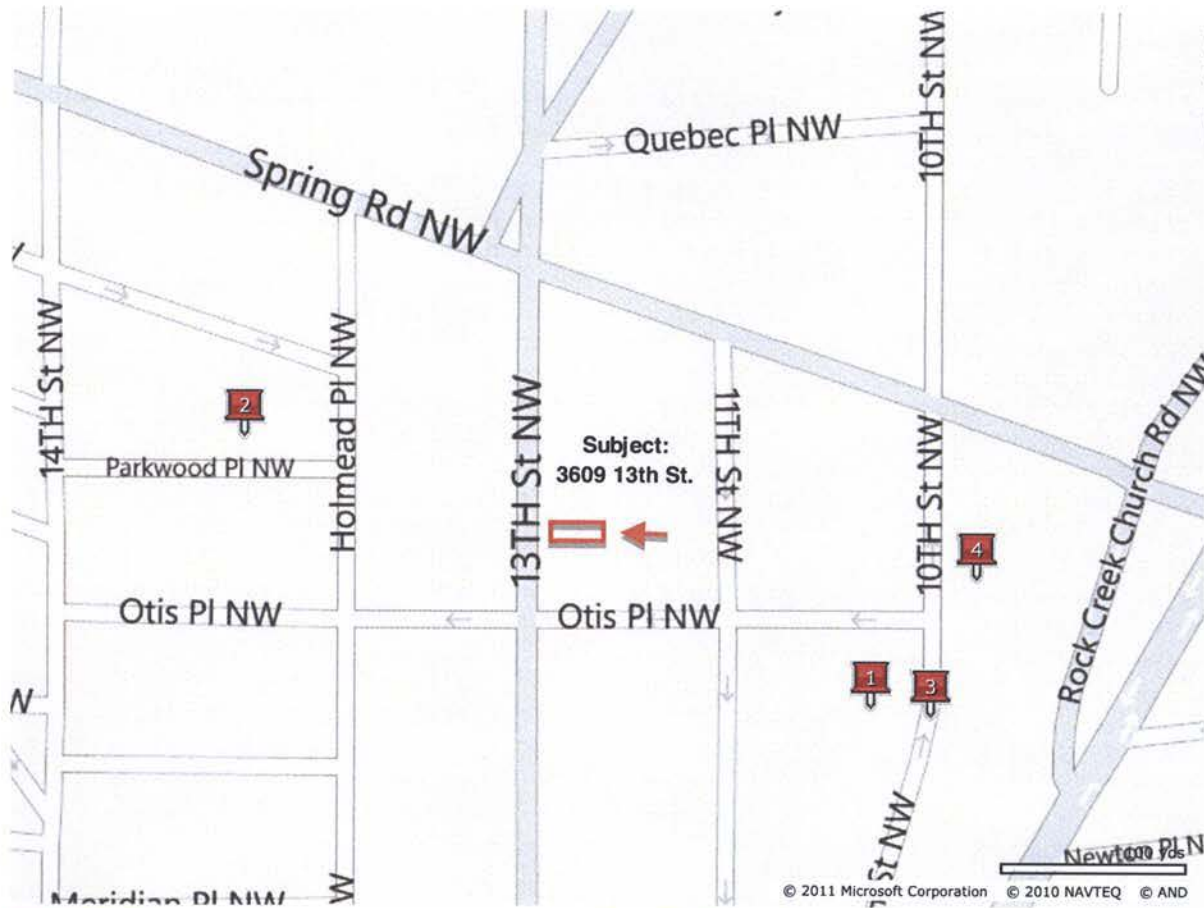
Always Doing MORE for Clients!

Office: 202-449-9700

Cell: 202-251-0111

Fax: 877-ADMC-FAX

Alan@ADMCRealtygroup.com



	Stat	ML#	Address	List Price	BR	FB	HB Type	Adv Subdiv
	Sold	DC7543731	3542 10th St NW	\$595,000	4	3	0 Attach/Row H	COLUMBIA HEIGHTS
	Sold	DC7586322	1351 Parkwood Pl NW	\$699,900	3	3	1 Attach/Row H	COLUMBIA HEIGHTS
	Sold	DC7595844	3573 10th St NW	\$649,900	4	3	0 Semi-Detache	COLUMBIA HEIGHTS
	Sold	DC7724584	3607 10th St NW	\$675,000	4	3	1 Attach/Row H	COLUMBIA HEIGHTS

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January 2, 2012

Meredith Moldenhauer, Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Suite 210 S
Washington, D.C. 20011

Re: Application for Area Variance Relief -3609 13th Street, N.W.

Dear Chairperson Moldenhauer:

I *own the property at 3601 13th St. NW*, near 3609 13th Street, N.W.,
which is the subject of this Application.

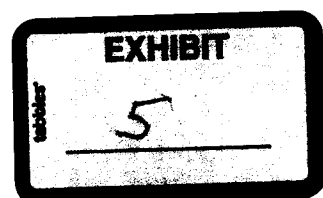
Mr. Mohammad Pishvaeian, the Applicant in this case, has described to me his application to convert the row house at 3609 13th Street, N.W. from a rooming house to a 3-unit condominium with one unit on each floor. He has also shown me the underlying plans.

I wholeheartedly support this application, which will result in an upgrade of the property and will make the neighborhood more stable. If approved, this conversion will be the next piece in the positive transformation that is taking place on the east side of the 3600 block of 13th Street, N.W.

Thank you for your consideration of my views.

Sincerely,

Eli Wolberg



December , 2011

Meredith Moldenhauer, Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Suite 210 S
Washington, D.C. 20011

Re: Application for Area Variance Relief -3609 13th Street, N.W.

Dear Chairperson Moldenhauer:

I reside at 3580 13th ST. NW, near 3609 13th Street, N.W.,
which is the subject of this Application.

Mr. Mohammad Pishvaeian, the Applicant in this case, has described to me his application to convert the row house at 3609 13th Street, N.W. from a rooming house to a 3-unit condominium with one unit on each floor. He has also shown me the underlying plans.

I wholeheartedly support this application, which will result in an upgrade of the property and will make the neighborhood more stable. If approved, this conversion will be the next piece in the positive transformation that is taking place on the east side of the 3600 block of 13th Street, N.W.

Thank you for your consideration of my views.

Sincerely,

K. Nani Girma
K. NANI GIRMA
(202) 265-5025

December , 2011

Meredith Moldenhauer, Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Suite 210 S
Washington, D.C. 20011

Re: Application for Area Variance Relief -3609 13th Street, N.W.

Dear Chairperson Moldenhauer:

I reside at 3602 13th St, Wash, DC , near 3609 13th Street, N.W.,
which is the subject of this Application.

Mr. Mohammad Pishvaeian, the Applicant in this case, has described to me his application to convert the row house at 3609 13th Street, N.W. from a rooming house to a 3-unit condominium with one unit on each floor. He has also shown me the underlying plans.

I wholeheartedly support this application, which will result in an upgrade of the property and will make the neighborhood more stable. If approved, this conversion will be the next piece in the positive transformation that is taking place on the east side of the 3600 block of 13th Street, N.W.

Thank you for your consideration of my views.

Sincerely,


Kenneth Logan
201 343-2943

December , 2011

Meredith Moldenhauer, Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Suite 210 S
Washington, D.C. 20011

Re: Application for Area Variance Relief -3609 13th Street, N.W.

Dear Chairperson Moldenhauer:

I reside at 3605 13th St. NW Washington DC, near 3609 13th Street, N.W.,
which is the subject of this Application.

Mr. Mohammad Pishvaeian, the Applicant in this case, has described to me his application to convert the row house at 3609 13th Street, N.W. from a rooming house to a 3-unit condominium with one unit on each floor. He has also shown me the underlying plans.

I wholeheartedly support this application, which will result in an upgrade of the property and will make the neighborhood more stable. If approved, this conversion will be the next piece in the positive transformation that is taking place on the east side of the 3600 block of 13th Street, N.W.

Thank you for your consideration of my views.

Sincerely,

Renata Luna
202 725 0004

December , 2011

Meredith Moldenhauer, Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Suite 210 S
Washington, D.C. 20011

Re: Application for Area Variance Relief -3609 13th Street, N.W.

Dear Chairperson Moldenhauer:

I reside at 3606 13th St, NW , near 3609 13th Street, N.W.,
which is the subject of this Application.

Mr. Mohammad Pishvaeian, the Applicant in this case, has described to me his application to convert the row house at 3609 13th Street, N.W. from a rooming house to a 3-unit condominium with one unit on each floor. He has also shown me the underlying plans.

I wholeheartedly support this application, which will result in an upgrade of the property and will make the neighborhood more stable. If approved, this conversion will be the next piece in the positive transformation that is taking place on the east side of the 3600 block of 13th Street, N.W.

Thank you for your consideration of my views.

Sincerely,



Graham Fortier

202-974-8383

December , 2011

Meredith Moldenhauer, Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Suite 210 S
Washington, D.C. 20011

Re: Application for Area Variance Relief -3609 13th Street, N.W.

Dear Chairperson Moldenhauer:

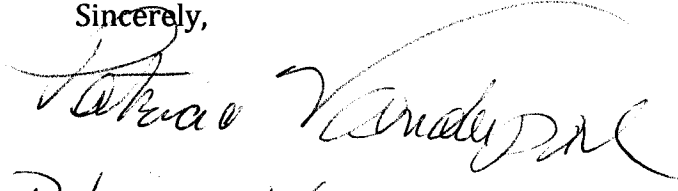
I reside at 3608 13th St. N.W., , near 3609 13th Street, N.W.,
which is the subject of this Application.

Mr. Mohammad Pishvaeian, the Applicant in this case, has described to me his application to convert the row house at 3609 13th Street, N.W. from a rooming house to a 3-unit condominium with one unit on each floor. He has also shown me the underlying plans.

I wholeheartedly support this application, which will result in an upgrade of the property and will make the neighborhood more stable. If approved, this conversion will be the next piece in the positive transformation that is taking place on the east side of the 3600 block of 13th Street, N.W.

Thank you for your consideration of my views.

Sincerely,


Patricia Vanderpool
(202) 232-7313

December , 2011

Meredith Moldenhauer, Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Suite 210 S
Washington, D.C. 20011

Re: Application for Area Variance Relief -3609 13th Street, N.W.

Dear Chairperson Moldenhauer:

I reside at 3613 13th St NW, near 3609 13th Street, N.W.,
which is the subject of this Application.

Mr. Mohammad Pishvaeian, the Applicant in this case, has described to me his application to convert the row house at 3609 13th Street, N.W. from a rooming house to a 3-unit condominium with one unit on each floor. He has also shown me the underlying plans.

I wholeheartedly support this application, which will result in an upgrade of the property and will make the neighborhood more stable. If approved, this conversion will be the next piece in the positive transformation that is taking place on the east side of the 3600 block of 13th Street, N.W.

Thank you for your consideration of my views.

Sincerely,

JOSE Idroks
JOSE Idroks
202 487 33 29

December , 2011

Meredith Moldenhauer, Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Suite 210 S
Washington, D.C. 20011

Re: Application for Area Variance Relief -3609 13th Street, N.W.

Dear Chairperson Moldenhauer:

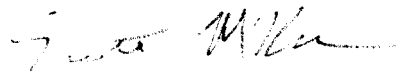
I reside at ~~3637~~ 13th St NW , near 3609 13th Street, N.W.,
which is the subject of this Application.

Mr. Mohammad Pishvaeian, the Applicant in this case, has described to me his application to convert the row house at 3609 13th Street, N.W. from a rooming house to a 3-unit condominium with one unit on each floor. He has also shown me the underlying plans.

I wholeheartedly support this application, which will result in an upgrade of the property and will make the neighborhood more stable. If approved, this conversion will be the next piece in the positive transformation that is taking place on the east side of the 3600 block of 13th Street, N.W.

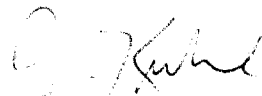
Thank you for your consideration of my views.

Sincerely,



Scott McKee

404-441-9518



Jan Kuhl

202-509-3851

December , 2011

Meredith Moldenhauer, Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Suite 210 S
Washington, D.C. 20011

Re: Application for Area Variance Relief -3609 13th Street, N.W.

Dear Chairperson Moldenhauer:

I reside at 3529 13th ST, near 3609 13th Street, N.W.,
which is the subject of this Application.

Mr. Mohammad Pishvaeian, the Applicant in this case, has described to me his application to convert the row house at 3609 13th Street, N.W. from a rooming house to a 3-unit condominium with one unit on each floor. He has also shown me the underlying plans.

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Thank you for your consideration of my views.

Sincerely,

Anthony Watkins
Anthony Watkins
202-675-4735

December , 2011

Meredith Moldenhauer, Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Suite 210 S
Washington, D.C. 20011

Re: Application for Area Variance Relief -3609 13th Street, N.W.

Dear Chairperson Moldenhauer:

I reside at 3535 13th St NW, near 3609 13th Street, N.W.,
which is the subject of this Application.

Mr. Mohammad Pishvaeian, the Applicant in this case, has described to me his application to convert the row house at 3609 13th Street, N.W. from a rooming house to a 3-unit condominium with one unit on each floor. He has also shown me the underlying plans.

I wholeheartedly support this application, which will result in an upgrade of the property and will make the neighborhood more stable. If approved, this conversion will be the next piece in the positive transformation that is taking place on the east side of the 3600 block of 13th Street, N.W.

Thank you for your consideration of my views.

Sincerely,

Edmond Brown
(Edmond Brown)
202 322 1703

CERTIFICATE OF SERVICE

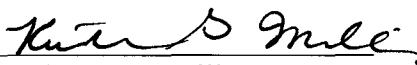
I HEREBY CERTIFY that a copy of the foregoing Applicant's Pre-hearing Statement in Support of Variance Relief from Section 401.3 of the Zoning Regulations was served this 3rd day of January 2012, by hand, on

Joel Lawson
Karen Thomas
DC Office of Planning
1100 - 4th Street SW, Suite 650
Washington DC 20024

and via electronic mail to

William Brown
Chair, ANC 1A
williamebrownjr@gmail.com

Thomas Boisvert
Single Member District Commissioner
ANC 1A 07
thomas.boisvert@anc.dc.gov


Ruthanne G. Miller, Esq.