

January 12, 2012

By Hand Delivery

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

Re: Application No. 18297 for Area Variance Relief -3609 13th Street, N.W.
(Square 2829, Lot 62)

Dear Chairperson Moldenhauer:

Attached are the following:

1. Form 145 – Affidavit of Posting with attached photograph showing the property was posted January 2, 2012.
2. Three additional letters in support of the Application, including one by Mr. Richard Klugman, homeowner of 3603 13th Street, N.W., whose property is one of the five attached residential structures that includes the Applicant's property.

Sincerely,



Ruthanne G. Miller
Sullivan & Barros, LLP

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

18297

EXHIBIT NO.

31

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Board of Zoning Adjustment
District of Columbia
CASE NO.18297
EXHIBIT NO.31



Print or type all information unless otherwise indicated.

Mohammad Pishvaeian

, being first duly sworn, do hereby depose and say that:

On	January 2, 2012	at	3:30 pm	I caused	2
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Zoning Sign(s) furnished by the Office of Zoning to be posted on private property known as:

(address of premises)

3609 13th Street, N.W., Washington, D.C.

In plain view of the public on the following street frontages:

I caused to be taken,

(no. of photos)

4

photograph(s), attached hereto, of the Zoning Sign(s) in place which fairly depict each

Zoning Sign as seen by the public. The photographs are numbered and correspond to the following street frontages:

Photograph No.

Street Frontage

/

Showing 2 notices: 1 affixed to front door, 1 in front yard

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2017

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.

(D.C. Official Code § 22 2405)

Date:	01/05/12	Signature:	
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Subscribed and sworn to before me this

(date)

05

day of

(month)

(year)

ol

2012

(Signature)

Margie Slagter
Notary Public, D.C.

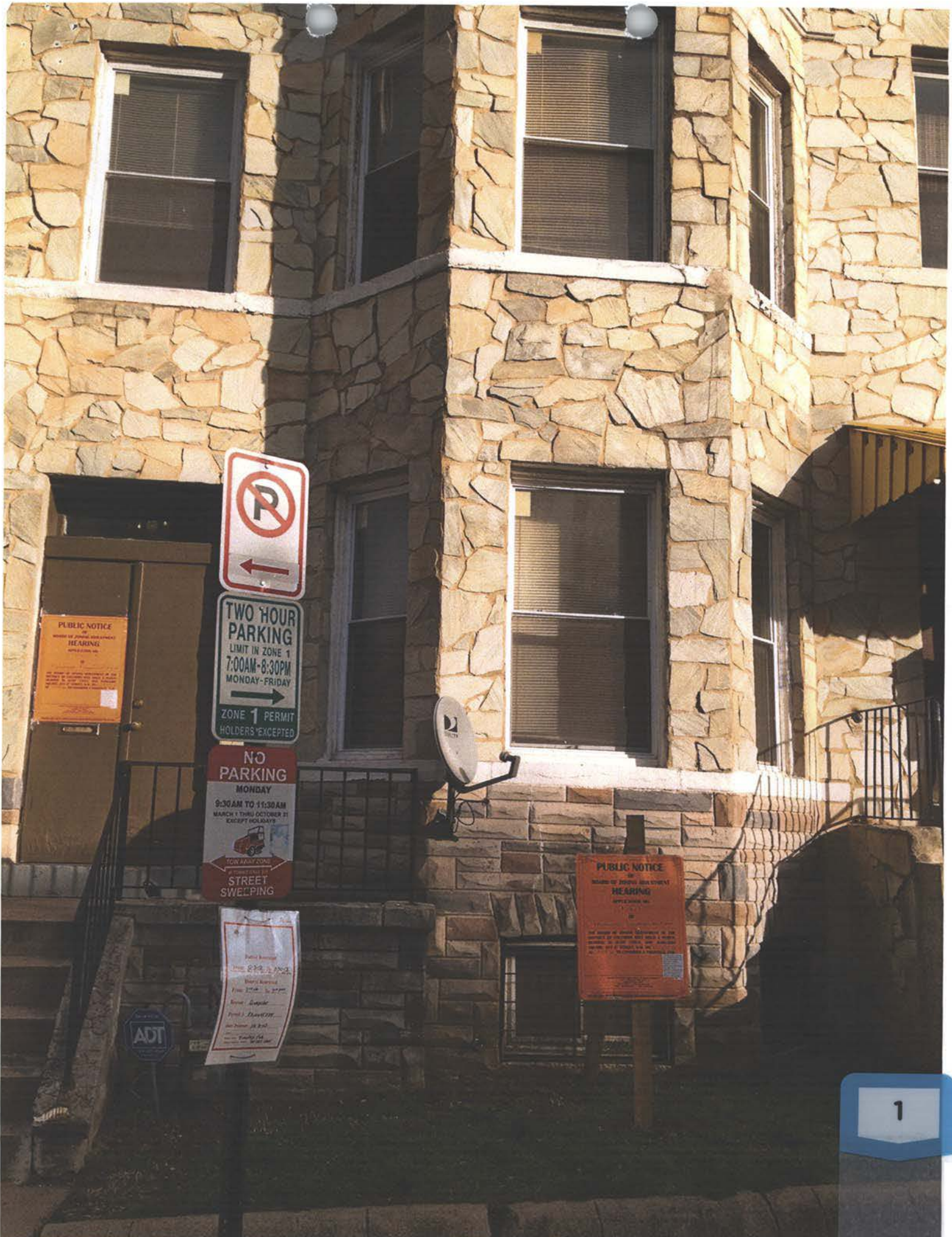
Notary Public, D.C.

My commission expires on:

(date)

06-30-2017





3603 13 St NW
Washington DC, 20010

January 6, 2012

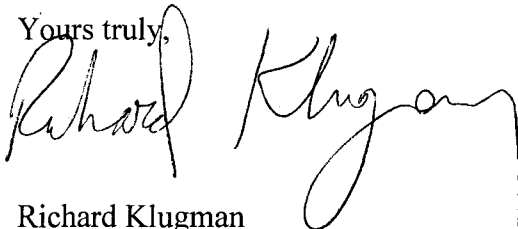
Meredith Moldenhauer, Chairperson
Board of Zoning Adjustment
441 4th St NW
Washington DC 20011

Dear Chairperson Moldenhauer,

I am the homeowner of 3603 13th St NW, situated three doors down from the applicant's property at 3609 13th St NW. As approved by this board in November 2010, I am presently renovating my rooming house to a three unit apartment house.

I readily approve of Mr. Mohammad Pishvaeian's application for a zoning variance to convert his rooming house to a three unit apartment house. He has shared with me his architectural drawings for the property and his vision for the building. The renovation will be a positive upgrade of the property and a stabilizing contribution to the community. His plans to re-expose the brick façade will not only increase the beauty of the entire row of homes between 3601-3609, but will add to the overall development of the 3600 block of 13th St NW. Judging by his previous completed projects within the District, I am confident Mr. Pishvaeian will produce a noteworthy addition to the neighborhood.

Yours truly,


Richard Klugman

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December , 2011

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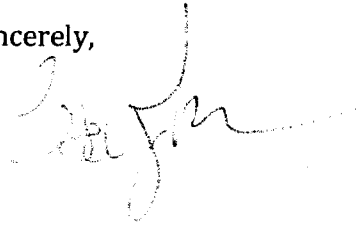
I reside at 3649 13th St, NW, near 3609 13th Street, N.W.,
which is the subject of this Application.

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,



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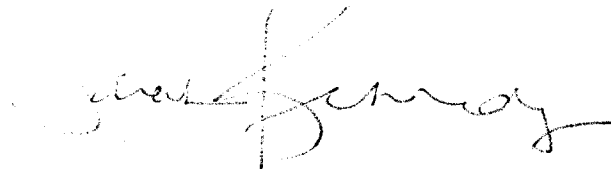
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