goulston&storrs
counsellors at law

Cary R. Kadlecek
ckadlecek@goulstonstorrs.com
202-721-1113 Tel

RECEIVED
D.C. OFFICE OF ZONING
2012 FEB 21 PM 12: 19

February 21, 2012

VIA EMAIL

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

Re: Case No. 18318 – Pre-Hearing Submission

Dear Members of the Board:

This letter serves as the Applicant's pre-hearing submission in the above-referenced case. This case is scheduled for a public hearing on March 6, 2012. In response to questions from the Office of Planning ("OP") regarding the necessity of the requested variance relief, the Applicant prepared additional analysis and explanation. The two following attachments provide such information in support of the two requested variances:

1. Practical Difficulty in Constructing Only Two Conforming Houses

   OP requested additional information concerning the Applicant's practical difficulty in constructing only two houses on conforming lots. The attached analysis from a licensed broker (and part of the development team) explains that only two houses at the site would not be viable, so the Applicant requires relief from the lot width and lot area requirements in order to allow the construction of three viable houses.

2. Necessity for Slightly Additional Lot Occupancy

   OP requested additional information concerning the need for additional lot occupancy beyond what that Zoning Regulations otherwise permit. The attached analysis from the Applicant's architect explains the necessity of the additional lot occupancy and the practical difficulty that the Applicant would face if it were not granted the relief for such lot occupancy.

Should you or your staff have any questions, please do not hesitate to contact me.

Sincerely,

Cary R. Kadlecek

Enclosures
DCDOCS\7060465.1

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18318
EXHIBIT NO. 30

Board of Zoning Adjustment
District of Columbia
CASE NO.18318
EXHIBIT NO.30

CERTIFICATE OF SERVICE

I hereby certify that on February 21, 2012, copies of the attached letter and enclosures were delivered via email to the following:

Paul Goldstein
D.C. Office of Planning
paul.goldstein@dc.gov

ANC 2F
anc2f@starpower.net

Cary Kadlecek

EXHIBIT 1

OPaL
Homes as unique as you are

Cary R. Kadlecek
Goulston & Storrs
1999 K Street NW, Suite 500
Washington, DC 20006-1101
February 16, 2012

Dear Cary,

I am licensed Real Estate Broker in the District of Columbia and have been since 1995. This experience qualifies me to address the need to develop the Naylor Court project with three attached homes, thereby requiring the requested minor variances from lot area and lot width. Simply put, given the average home sizes and prices in this neighborhood, building two large homes would not be feasible. Such homes would be out of character in size and out of range in price for this neighborhood and would not be marketable.

If two homes were built on the site as currently allowed under the code, each home would be approximately 3900 square feet. Such a home would be considerably larger than most of the homes within seven blocks of the site. Such a home would be impossible to build and market at a reasonable price to attract buyers in this neighborhood. In fact and as you are well aware, a previous submittal for the same site which was approved by the BZA for two houses failed a few years ago and this property has since languished, undeveloped.

I have attached detailed market study from the Metropolitan Regional Information System (MRIS) and I have summarized my findings below.

For this market study we used the geographical area from S Street south to L Street and 7th Street west to 14th Street with the Naylor Court project at the center of this area. We used all fee simple homes sold from April 2011 until February 2012 regardless of price. Therefore we have included ALL non-condo properties sold over the past 10 months.

During this time 13 homes changed hands at an average price of $794,715 with an average size of 1823 square feet. Further the average price per square foot of the 13 homes sold was $436.00, which is generally for houses that are not new construction. The price per square foot for a new house would generally be 10% higher. At that price per square foot the homes would be incredibly expensive, approaching $2 million. Finding two buyers for such a home in a neighborhood that doesn't support such a price would be difficult enough, but another challenge would be having the homes appraised for such a sale. Without comparables within the area, of which there are none, an appraisal would be unobtainable not only for the out sale but also for the construction lender. Without a clear path to homebuyers and without being able to appraise the homes, no bank would finance the project based on two homes.

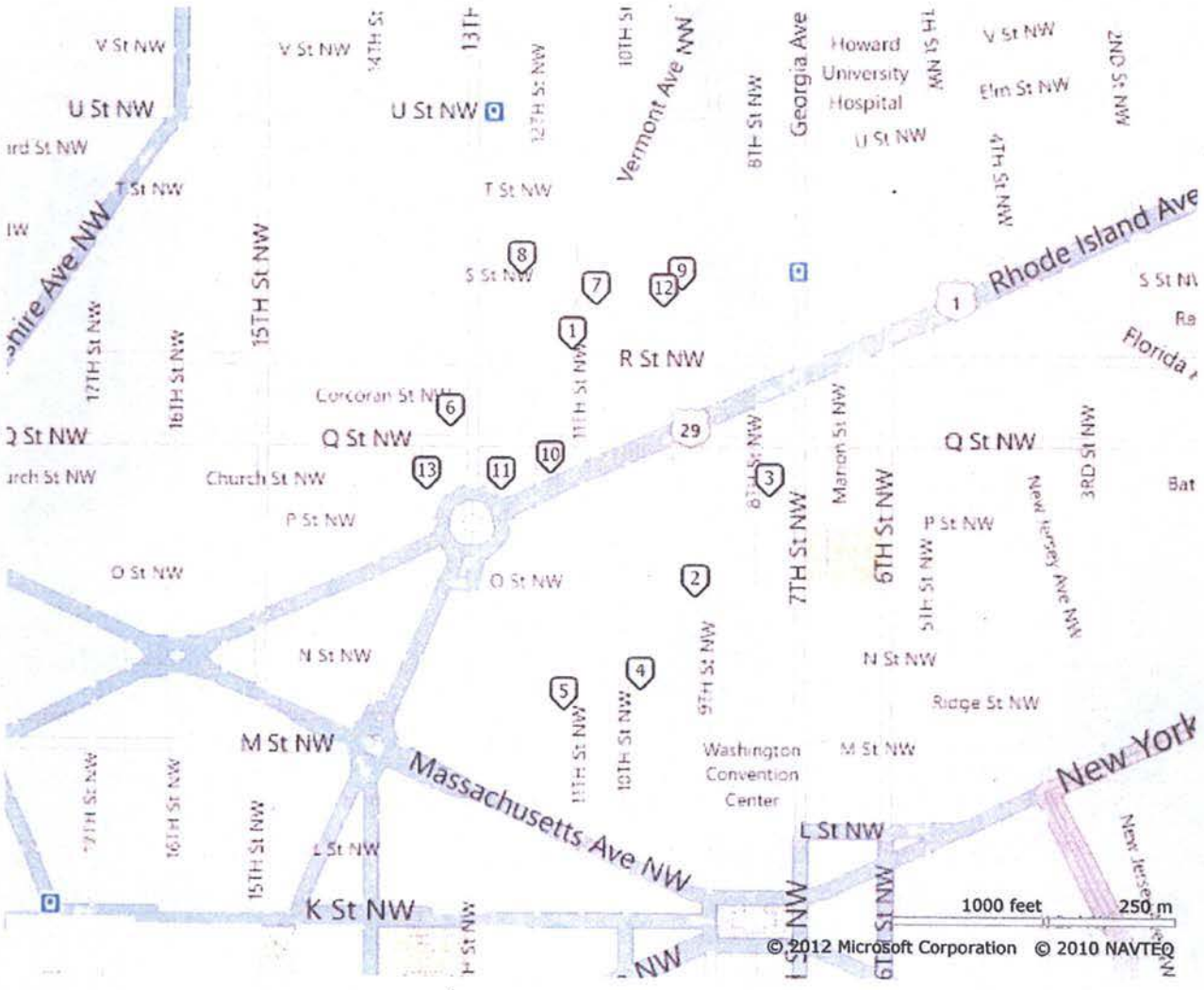
Another problem with building two homes on the site is the cost of construction. An average price per square of a wood framed, townhome with historic elevation and high-end finishes is $290.00 per square foot. Building two large homes would cost $1,131,000 just for the structure. Once you add the cost of the land, land development, marketing, insurance, permits, taxes, closing costs, profit and commissions the homes quickly become unbuildable and unsellable. Again with a sales price approaching $2 million.

However, three homes, each having 1650 square feet above grade, is consistent with the housing stock in the neighborhood, would result in out sale prices consistent with comparables, and would appraise easily for a home buyer as well as a construction lender.

Sincerely,

Sean Ruppert
Realtor

aLdc.com
bes Center III 4388 Lottsford Vista Rd Lanham, MD 20706
(301) 577-3887 Fax (301) 577-3625



1	Sold DC7593110	1700 11th St NW	$659,000	3	2	0 Attach/Row	H:LOGAN
2	Sold DC7595997	904 O St NW	$749,900	3	1	1 Attach/Row	H:SHAW
3	Sold DC7601674	1513 8th St NW	$929,500	3	2	1 Attach/Row	H:LOGAN CIRCLE
4	Sold DC7603043	1225 10th St NW	$850,000	1	1	0 Detached	OLD CITY #2
5	Sold DC7604534	1220 11th St NW #Oooo	$795,000	4	4	0 Townhouse	LOGAN
6	Sold DC7611568	1309 Q St NW	$999,000	5	3	1 Attach/Row	H:OLD CITY #2
7	Sold DC7621562	1735 11th St NW	$579,500	3	1	1 Dwelling w/Re	OLD CITY #2
8	Sold DC7617924	1225 S St NW	$831,800	3	2	1 Attach/Row	H:OLD CITY #2
9	Sold DC7628717	916 S NW	$939,000	7	4	0 Multi-Family	SHAW
10	Sold DC7630849	1111 Rhode Island Ave NW	$799,000	4	3	1 Attach/Row	H:LOGAN
11	Sold DC7650659	1501 Vermont Ave NW	$662,500	3	2	0 Attach/Row	H:LOGAN CIRCLE
12	Sold DC7660258	923 French St NW	$699,900	3	2	1 Attach/Row	H:OLD CITY #2
13	Sold DC7662180	1517 Kingman Pl NW	$980,000	6	3	0 Attach/Row	H:LOGAN CIRCLE

PH	VT	OH	Status	ML#	Address	List Price	City	Adv Subdivision	Style	Type	BR	FB	HB	Lvls	Fpls	Bsmt	Lot SF	Age	DOMM	DOMP	Tax Living Area
7			Sold	DC7603043	1225 10TH ST NW	$850,000	Washington	OLD CITY #2	Carriage Hou	Detached	1	1	0	2	0	No	3,573	107	12	12	
7			Sold	DC7604534	1220 11TH ST NW #0000	$795,000	Washington	LOGAN	Federal	Townhouse	4	4	0	3	0	Yes	1,935	112	14	14	2,056
30			Sold	DC7593110	1700 11TH ST NW	$659,000	Washington	LOGAN	Victorian	Attach/Row H	3	2	0	3	0	No	407	132	7	7	1,374
3			Sold	DC7621562	1735 11TH ST NW	$579,500	Washington	OLD CITY #2	Federal	Dwelling w/R	3	1	1	2	0	Yes	1,480	58	131	131	1,994
			Sold	DC7601674	1513 8TH ST NW	$929,500	Washington	LOGAN CIRCLE	Victorian	Attach/Row H	3	2	1	2	1	No	1,900	112	72	72	2,064
14			Sold	DC7660258	923 FRENCH ST NW	$699,900	Washington	OLD CITY #2	Colonial	Attach/Row H	3	2	1	3	0	Yes	1,440	122	12	12	1,304
17		2	Sold	DC7662180	1517 KINGMAN PL NW	$980,000	Washington	LOGAN CIRCLE	Victorian	Attach/Row H	6	3	0	4	3	No	1,441	97	10	10	2,310
18		2	Sold	DC7595997	904 O ST NW	$749,900	Washington	SHAW	Colonial	Attach/Row H	3	1	1	2	1	No	1,365	100	12	12	1,580
			Sold	DC7611568	1309 Q ST NW	$999,000	Washington	OLD CITY #2	Victorian	Attach/Row H	5	3	1	4	3	Yes	2,000	117	0	0	2,280
22		2	Sold	DC7630849	1111 RHODE ISLAND AVE NW	$799,000	Washington	LOGAN	Other	Attach/Row H	4	3	1	3	1	Yes	910	122	3	3	1,548
16			Sold	DC7628717	916 S NW	$939,000	Washington	SHAW	Victorian	Multi-Family	7	4	0	4	0	Yes		122	8	8	
27		2	Sold	DC7617924	1225 S ST NW	$831,800	Washington	OLD CITY #2	Federal	Attach/Row H	3	2	1	2	1	No	1,806	182	6	6	1,678
			Sold	DC7650659	1501 VERMONT AVE NW	$662,500	Washington	LOGAN CIRCLE	Victorian	Attach/Row H	3	2	0	4	2	Yes	679	98	6	17	1,864

Copyright © 2012 Metropolitan Regional Information Systems, Inc.
Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

1700 11TH ST NW, WASHINGTON, DC 20001-5013
MLS#: DC7593110
List Price: $659,000 **Own:** Fee Simple, Sale **Total Taxes:** $4,421 **Status:** SOLD
Contr Date: 23-May-2011 **Close Date:** 14-Jun-2011 **Close Price:** $655,000 **Subsidy** $5,500
Adv. Sub: LOGAN **ADC Map:** ADC **Gr Rent:**
Type: Attach/Row Hse **Style:** Victorian **Area:** **HOA:** **C/C:**
Model: **#Lvls:** 3 **#Fpls:** 0 **Acres:** 0.01 **Yr Blt:** 1880 **Tax Living Area:** 1,374
BR: 3 **FB:** 2 **HB:** 0 **Basement:** No
Heat/Cool/Wtr/Swr: Central, Heat Pump(s)/Electric/Central A/C/Electric/Public/Public Sewer
Park: Street **# Gar/Cpt/Assgn:** / /
Const: Brick Front **List Date:** 04-May-2011 **Upd Date:** 19-Jun-2011
Showing Information: Lockbox-Sentrilock, Vacant, , 9 AM - 8 PM
Showing Contact: Jesse Sutton **H:** (202) 997-4361 **DOMM/DOMP:** 7/7
Company: TTR Sotheby's International Realty, TTRS5 **O:** (202) 234-3344 **F:** (202) 667-3386
List Agent: Jesse Sutton **H:** (202) 997-4361 **O:** **C:** (202) 997-4361
Dock Conveys: **Vacation:** No
Water Front/View/Access: //

Remarks: Experience Logan Circle living at its best! Featuring three bedrooms and two full bathrooms this corner row house is sure to please. South and East exposures flood all three levels with light. Hardwood floors and a clean modern kitchen with gas cooking were included in the gorgeous renovation. With a separate entrance the basement serves as either the 3rd bedroom or a home office.
Directions: Corner of 11th and R Streets.

904 O ST NW, WASHINGTON, DC 20001-4228
MLS#: DC7595997
List Price: $749,900 **Own:** Fee Simple, Sale **Total Taxes:** $5,310 **Status:** SOLD
Contr Date: 16-May-2011 **Close Date:** 01-Jun-2011 **Close Price:** $735,000 **Subsidy** $0
Adv. Sub: SHAW **ADC Map:** 0000 **Gr Rent:**
Type: Attach/Row Hse **Style:** Colonial **Area:** **HOA:** **C/C:**
Model: **#Lvls:** 2 **#Fpls:** 1 **Acres:** 0.03 **Yr Blt:** 1912 **Tax Living Area:** 1,580
BR: 3 **FB:** 1 **HB:** 1 **Basement:** No
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Street **# Gar/Cpt/Assgn:** / /
Const: Brick **List Date:** 06-May-2011 **Upd Date:** 15-Jun-2011
Showing Information: Call 1st-Lister, Call 1st-Pet, Email 1st-Lister, Lockbox-Sentrilock, Sign on Property, All Day
Showing Contact: Tammy Britt **H:** (202) 841-1869 **DOMM/DOMP:** 12/12
Company: Coldwell Banker Residential Brokerage, CBRB **O:** (202) 387-6180 **F:** (202) 387-6185
List Agent: Tammy Britt **H:** (202) 841-1869 **O:** (202) 387-6180 **C:** (202) 841-1869
Dock Conveys: **Vacation:** No
Water Front/View/Access: //

Remarks: OPEN SUNDAY 1-3! Beautiful Renovated Row Home in the Heart of Shaw. Blks to 2 metros, across from the upcoming O street Market project. Ebony HW floors thruout, granite ctrs, SS app., 9' ceilings, 14' in Mstr BR, wood burning fp, Lots of LRGE windows for nat light. French doors lead to fenced patio. high end W/D, lots of closets. pocket drs. Jacuzzi tub in bth. Sep dining rm.
Directions: From Downtown, follow 9th street NW to O street. Turn left on O. Home is on the left.

1513 8TH ST NW, WASHINGTON, DC 20001-3205
MLS#: DC7601674
List Price: $929,500 **Own:** Fee Simple, Sale **Total Taxes:** $4,477 **Status:** SOLD
Contr Date: 09-Sep-2011 **Close Date:** 15-Sep-2011 **Close Price:** $895,000 **Subsidy** $0
Adv. Sub: LOGAN CIRCLE **ADC Map:** N/A **Gr Rent:**
Type: Attach/Row Hse **Style:** Victorian **Area:** **HOA:** **C/C:**
Model: **#Lvls:** 2 **#Fpls:** 1 **Acres:** 0.04 **Yr Blt:** 1900 **Tax Living Area:** 2,064
BR: 3 **FB:** 2 **HB:** 1 **Basement:** No
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Drvwy/Off Str, Street, Concrete Driveway **# Gar/Cpt/Assgn:** / /
Const: Brick **List Date:** 13-May-2011 **Upd Date:** 15-Sep-2011
Showing Information: Call 1st-Showing Service, All Days, -
Showing Contact: CALL CSS CALL CSS **H:** (866) 891-7469 **DOMM/DOMP:** 72/72
Company: John C. Formant Real Estate, Inc., JCF1 **O:** (202) 544-3900 **F:** (202) 546-1771
List Agent: John Formant **H:** (202) 363-4004 **O:** (202) 544-3900 **C:** (202) 253-1318
Dock Conveys: **Vacation:** No
Water Front/View/Access: //

Remarks: SALE OF HOME CONTINGENCY. CALL CSS TO SHOW. This stunning Victorian offers all the bells & whistles. Features spacious open floor plan, chefs kitchen w/ carrara marble, Electrolux Appls,custom pantry, designer marble baths, custom closets, high ceilings, parking w/ garage door system, surround sound, high ceilings gleaming new wood flrs, all new mechanicals and more.Virtual Tour Says IT ALL
Directions: BETWEEN P & Q ST. JUST STEPS FORM THE NEW " O ST MARKET DEVELOPMENT ". EASY ACCESS TO DOWNTOWN & LOGAN CIRCLE. 14th St, Shops , Rest & more

1225 10TH ST NW, WASHINGTON, DC 20001-4213
MLS#: DC7603043
List Price: $850,000 **Own:** Fee Simple, Sale **Total Taxes:** $4,057 **Status:** SOLD
Contr Date: 15-Jun-2011 **Close Date:** 28-Jul-2011 **Close Price:** $815,000 **Subsidy** $0
Adv. Sub: OLD CITY #2 **ADC Map:** 0000 **Gr Rent:**
Type: Detached **Style:** Carriage House **Area:** **HOA:** **C/C:**
Model: **#Lvls:** 2 **#Fpls:** 0 **Acres:** 0.08 **Yr Blt:** 1905 **Tax Living Area:**
BR: 1 **FB:** 1 **HB:** 0 **Basement:** No
Heat/Cool/Wtr/Swr: Wall Unit/Electric/Ceiling Fan(s), Wall Unit/Electric/Public/Public Sewer
Park: Drvwy/Off Str **# Gar/Cpt/Assgn:** / /
Const: Brick **List Date:** 16-May-2011 **Upd Date:** 29-Jul-2011
Showing Information: Appt Only-Lister, Call 1st-Lister, , -
Showing Contact: IRA HERSH **H:** (202) 302-1213 **DOMM/DOMP:** 12/12
Company: Long & Foster Real Estate, Inc., LNG1 **O:** (301) 907-7600 **F:** (301) 907-6610
List Agent: Judy Kelly **H:** (202) 518-2530 **O:** (202) 518-2530 **C:** (202) 374-5195
Dock Conveys: **Vacation:** No
Water Front/View/Access: //

Remarks: TRULY UNIQUE PROPERTY & OPPORTUNITY. CARRIAGE HOUSE AT REAR OF LOT BACKS TO BLAGDEN ALLEY. DC ZONING MAP SHOWS REAR PROPERTY ZONED C2A, TAX RECORDS SHOW R4. FIRST FLOOR OF CARRIAGE HOUSE 10'+ CEILING HEIGHT USED AS STUDIO, UPSTAIRS TRUE LOFT W/SKYLIGHTS. APPT W/LA'S ONLY. . CONTACT LA'S W/??
Directions: BETWEEN N & M, 9TH & 10TH. 10 STREET ONE WAY SOUTH

Copyright (c) 2012 Metropolitan Regional Information Systems, Inc.
Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

1220 11TH ST NW #OOOO, WASHINGTON, DC 20001-4218 — **MLS#:** DC7604534
List Price: $795,000 | **Own:** Fee Simple, Sale | **Total Taxes:** $6,941 | **Status:** SOLD
Contr Date: 29-May-2011 | **Close Date:** 29-Sep-2011 | **Close Price:** $750,000 | **Subsidy** $0
Adv. Sub: LOGAN | **ADC Map:** TBD | **Gr Rent:**
Type: Townhouse | **Style:** Federal | **Area:** | **HOA:** | **C/C:**
Model: | **#Lvls:** 3 | **#Fpls:** 0 | **Acres:** 0.04 | **Yr Blt:** 1900 | **Tax Living Area:** 2,056
BR: 4 | **FB:** 4 | **HB:** 0 | **Basement:** Yes, English
Heat/Cool/Wtr/Swr: Baseboard/Electric/Window Unit(s)/Electric/Public/Public Sewer
Park: Drvwy/Off Str | **# Gar/Cpt/Assgn:** / /
Const: Brick | **List Date:** 17-May-2011 | **Upd Date:** 29-Sep-2011
Showing Information: Call 1st-Lister, All Days, 9 AM - 9 PM
Showing Contact: roby thompson | **H:** (202) 255-2986 | **DOMM/DOMP:** 14/14
Dock Conveys: | **Vacation:** No | **Company:** Long & Foster Real Estate, Inc., LNG44 | **O:** (202) 483-6300 **F:** (202) 332-2413
Water Front/View/Access: // | **List Agent:** Roby Thompson III | **H:** (202) 255-2986 **O:** (202) 238-2885 **C:** (202) 255-2986
Remarks: call me for easy appt m-f 8-5 GRAND 4 UNITS - currently 4 1br units with loads of options - c2a zoning. condos, office, and more.2+ car parking. Great expansion space & a price that can't be beat!
Directions: 11th at n street

1309 Q ST NW, WASHINGTON, DC 20009-4316 — **MLS#:** DC7611568
List Price: $999,000 | **Own:** Fee Simple, Sale | **Total Taxes:** $7,609 | **Status:** SOLD
Contr Date: 26-May-2011 | **Close Date:** 07-Jun-2011 | **Close Price:** $985,000 | **Subsidy** $0
Adv. Sub: OLD CITY #2 | **ADC Map:** XXX | **Gr Rent:**
Type: Attach/Row Hse | **Style:** Victorian | **Area:** | **HOA:** | **C/C:**
Model: | **#Lvls:** 4 | **#Fpls:** 3 | **Acres:** 0.05 | **Yr Blt:** 1895 | **Tax Living Area:** 2,280
BR: 5 | **FB:** 3 | **HB:** 1 | **Basement:** Yes, Daylight, Partial, Fully Finished, Walkout Level
Heat/Cool/Wtr/Swr: Radiator/Natural Gas/Ceiling Fan(s), Window Unit(s)/Electric/Public/Public Sewer
Park: Brick Driveway, Faces Rear | **# Gar/Cpt/Assgn:** / /
Const: Brick | **List Date:** 26-May-2011 | **Upd Date:** 14-Jun-2011
Showing Information: Appt Only-Lister, No Sgn on Prop, , -
Showing Contact: Gary Frey | **H:** (202) 230-2383 | **DOMM/DOMP:** 0/0
Dock Conveys: | **Vacation:** No | **Company:** TTR Sotheby's International Realty, TTRS2 | **O:** (202) 333-1212 **F:** (202) 333-9396
Water Front/View/Access: // | **List Agent:** Gary Frey | **H:** (202) 230-2383 **O:** (202) 939-1212 **C:** (202) 230-2383
Remarks: Classic Brick Victorian.. Four full levels. 10 ft ceiling, amazing architectural details throughout, original wood floors, lower level apartment, 2 car parking + large patio area. Clean palate to create buyer/ developer's masterpiece.
Directions: Q Street, NW between 13th and 14th Street

1735 11TH ST NW, WASHINGTON, DC 20001-5012 — **MLS#:** DC7621562
List Price: $579,500 | **Own:** Fee Simple, Sale | **Total Taxes:** $9,502 | **Status:** SOLD
Contr Date: 17-Oct-2011 | **Close Date:** 10-Nov-2011 | **Close Price:** $535,000 | **Subsidy** $0
Adv. Sub: OLD CITY #2 | **ADC Map:** 000 | **Gr Rent:**
Type: Dwelling w/Rental | **Style:** Federal | **Area:** | **HOA:** | **C/C:**
Model: | **#Lvls:** 2 | **#Fpls:** 0 | **Acres:** 0.03 | **Yr Blt:** 1954 | **Tax Living Area:** 1,994
BR: 3 | **FB:** 1 | **HB:** 1 | **Basement:** Yes, Other, Partial, Side Entrance, Unfinished, Workshop
Heat/Cool/Wtr/Swr: Hot Water/Natural Gas/None/Electric/Public/Public Sewer
Park: Drvwy/Off Str, Street, Concrete Driveway | **# Gar/Cpt/Assgn:** / /
Const: Brick | **List Date:** 08-Jun-2011 | **Upd Date:** 10-Nov-2011
Showing Information: Call 1st-Lister, , -
Showing Contact: Norris Dodson | **H:** | **DOMM/DOMP:** 131/131
Dock Conveys: | **Vacation:** No | **Company:** Long & Foster Real Estate, Inc., LNG54 | **O:** (202) 364-5200 **F:** (202) 364-7052
Water Front/View/Access: // | **List Agent:** Norris Dodson III | **H:** (202) 829-7723 **O:** (202) 364-5200 **C:** (202) 486-7800
Remarks: Flexable space;use for 1 family or 2 family . Sep. entr. to 2nd lev. Approx 5 blks to METRO & "U" St's excitement. Surrounded by new developments. walk to popular restaurants, boutiques,clubs and cultural points of interest.2 heating systems & 2 electric meters. Lots of livable space. Begs for creative touches, such as skylights,huge roof deck, etc. Off street parking. Small bsmt.
Directions: At intersection of Vermont Ave & 11th St approx. 2 blocks from U St. Metro Station entrance.

1225 S ST NW, WASHINGTON, DC 20009-4327 — **MLS#:** DC7617924
List Price: $831,800 | **Own:** Fee Simple, Sale | **Total Taxes:** $7,172 | **Status:** SOLD
Contr Date: 09-Jun-2011 | **Close Date:** 08-Aug-2011 | **Close Price:** $831,800 | **Subsidy** $0
Adv. Sub: OLD CITY #2 | **ADC Map:** 10A10 | **Gr Rent:**
Type: Attach/Row Hse | **Style:** Federal | **Area:** | **HOA:** | **C/C:**
Model: | **#Lvls:** 2 | **#Fpls:** 1 | **Acres:** 0.04 | **Yr Blt:** 1830 | **Tax Living Area:** 1,678
BR: 3 | **FB:** 2 | **HB:** 1 | **Basement:** No
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Ceiling Fan(s), Central A/C/Electric/Public/Public Sewer
Park: Prk Space Cnvys, Surface, Faces Rear | **# Gar/Cpt/Assgn:** / /
Const: Brick, Stone, Vinyl Siding | **List Date:** 03-Jun-2011 | **Upd Date:** 08-Aug-2011
Showing Information: Call 1st-Alrm Cd, Lockbox-Sentrilock, All Days, 10 AM - 6 PM
Showing Contact: Sherman McDaniel | **H:** (202) 236-9188 | **DOMM/DOMP:** 6/6
Dock Conveys: | **Vacation:** No | **Company:** Coldwell Banker Residential Brokerage, CBRB | **O:** (202) 362-5800 **F:** (202) 362-7674
Water Front/View/Access: // | **List Agent:** Sherman McDaniel | **H:** (202) 236-9188 **O:** (202) 362-5800 **C:** (202) 236-9188
Remarks: Brokers Open is Tuesday, 10-2 p.m. Feel free to bring your clients. Due to overwhelming response my clients have asked that all Offers be delivered by not later than 6 p.m. on Wednesday. Offers will be reviewed in the order of receipt. Personal presentation is invited. Email presentation is welcome. All offers will be time/date stamped on receipt.
Directions: North on 14th Street. Right onto S Street NW. Beautiful home is 1.5 blocks on your left.

Copyright (c) 2012 Metropolitan Regional Information Systems, Inc.
Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

916 S NW, WASHINGTON, DC 20001 — **MLS#:** DC7628717
List Price: $939,000 | **Own:** Fee Simple, Sale | **Total Taxes:** | **Status:** SOLD
Contr Date: 14-Jul-2011 | **Close Date:** 22-Aug-2011 | **Close Price:** $975,000 | **Subsidy** $25,000
Adv. Sub: SHAW | **ADC Map:** UNKNOWN | **Gr Rent:**
Type: Multi-Family | **Style:** Victorian | **Area:** | **HOA:** | **C/C:**
Model: | **#Lvls:** 4 | **#Fpls:** 0 | **Acres:** 0.00 | **Yr Blt:** 1890 | **Tax Living Area:**
BR: 7 | **FB:** 4 | **HB:** 0 | **Basement:** Yes, English, Full, Fully Finished, Heated, Improved, Rear En
Heat/Cool/Wtr/Swr: Heat Pump(s)/Electric/Central A/C, Heat Pump(s)/Electric/Public/Public Sewer
Park: Drvwy/Off Str | **# Gar/Cpt/Assgn:** / /
Const: Brick | **List Date:** 16-Jun-2011 | **Upd Date:** 23-Aug-2011
Showing Information: Appt Contact, Call 1st-Lister, Lockbox-Electronic, , -
Showing Contact: Leo Costello | H: (910) 232-9830 | **DOMM/DOMP:** 8/8
Company: Coldwell Banker Residential Brokerage, CBRB | O: (202) 547-3525 F: (202) 547-8462
List Agent: Ethan Carson | H: (202) 234-5939 O: (202) 741-1678 C: (202) 302-0438
Dock Conveys: | **Vacation:** No
Water Front/View/Access: //
Remarks: Great 3 unit w/ 2 level 3BR/2BA owner's unit + 2 -2BR apts. The lower units are vacant. Unit 2(upper unit) is occupied nice tenants are a quite messy tenants notified). Call Leo 910 232-9830 to show first. Showings for upper unit M-F 10-6, Sat & Sun 1-6 Knock before entering CAC, wood floors, ea unit has W/D, exposed brick,great design. Open Sun 6/19 1-3
Directions: betw/ 9th and 10th

1111 RHODE ISLAND AVE NW, WASHINGTON, DC 20005-4414 — **MLS#:** DC7630849
List Price: $799,000 | **Own:** Fee Simple, Sale | **Total Taxes:** $4,511 | **Status:** SOLD
Contr Date: 23-Jun-2011 | **Close Date:** 25-Jul-2011 | **Close Price:** $853,000 | **Subsidy** $0
Adv. Sub: LOGAN | **ADC Map:** TBD | **Gr Rent:**
Type: Attach/Row Hse | **Style:** Other | **Area:** | **HOA:** | **C/C:**
Model: | **#Lvls:** 3 | **#Fpls:** 1 | **Acres:** 0.02 | **Yr Blt:** 1890 | **Tax Living Area:** 1,548
BR: 4 | **FB:** 3 | **HB:** 1 | **Basement:** Yes, English, Front Entrance, Improved, Windows
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Street | **# Gar/Cpt/Assgn:** / /
Const: Brick | **List Date:** 20-Jun-2011 | **Upd Date:** 26-Jul-2011
Showing Information: Appt Only-Lister, Call 1st-Lister, , -
Showing Contact: Jim Bell | H: (202) 607-4000 | **DOMM/DOMP:** 3/3
Company: Washington Fine Properties LLC, WFP3 | O: (202) 333-3320 F: (202) 333-3361
List Agent: Jim Bell | H: (202) 607-4000 O: (202) 386-7812 C: (202) 607-4000
Dock Conveys: | **Vacation:** No
Water Front/View/Access: //
Remarks: OFFERING 3% COMMISSION. Top of the line renovated Logan Circle row house! Classic home with modern amenities complete w/ 4BR, 3.5BA, separate LL in-law suite, high-end appliances, several outdoor spaces including a private rooftop terrace. Great location - one block from Logan Circle. Walk to Metro, shops, Whole Foods, VIDA Fitness, Starbucks, and more. OFFERS BEING PRESENTED ON THURSDAY AT 5PM.
Directions: From downtown heading North on 14th Street, turn right on P Street going around the circle and exiting on Rhode Island heading North. The house will be on the 1100 block on your left-hand side.

No Photo Available

1501 VERMONT AVE NW, WASHINGTON, DC 20005-3712 — **MLS#:** DC7650659
List Price: $662,500 | **Own:** Fee Simple, Sale | **Total Taxes:** $6,126 | **Status:** SOLD
Contr Date: 22-Jul-2011 | **Close Date:** 12-Sep-2011 | **Close Price:** $651,000 | **Subsidy** $6,510
Adv. Sub: LOGAN CIRCLE | **ADC Map:** 0240 0029 | **Gr Rent:**
Type: Attach/Row Hse | **Style:** Victorian | **Area:** N/A | **HOA:** | **C/C:**
Model: 1ST HOUSE OFF | **#Lvls:** 4 | **#Fpls:** 2 | **Acres:** 0.02 | **Yr Blt:** 1914 | **Tax Living Area:** 1,864
BR: 3 | **FB:** 2 | **HB:** 0 | **Basement:** Yes, English, Front Entrance, Full, Heated, Outside Entrance
Heat/Cool/Wtr/Swr: Forced Air/Central, Natural Gas/Central A/C/Electric/Public/Public Septic, Public S
Park: Permit Required, Street | **# Gar/Cpt/Assgn:** / /
Const: Brick | **List Date:** 16-Jul-2011 | **Upd Date:** 14-Sep-2011
Showing Information: Call 1st-Showing Contact, No Sgn on Prop, All Days, 10 AM - 7 PM
Showing Contact: Dorothy Simmons | H: (202) 588-2300 | **DOMM/DOMP:** 6/17
Company: Long & Foster Real Estate, Inc., LNG3 | O: (202) 363-9700 F: (202) 364-0222
List Agent: Orysia Stanchak | H: (202) 423-5943 O: (202) 363-9700 C: (202) 423-5943
Dock Conveys: | **Vacation:** No
Water Front/View/Access: //
Remarks: Call ONLY ALT. Agent! Open Sun.7/17 1-6--Access ONLY to agts.w/their investor clients due to site liability. Prime Logan Cir.loc.w/real Cir.view! 2-unit plan. Not a shell, some work done well & ready for visionary. Short sale buyer refused ext. Lenders now apprv'd & on fast-track/willing to accept substitute contract at negot. asking price & same terms. RARE, quick opportunity!! Offers 9 pm 7/19.
Directions: SELLER RESERVES THE RIGHT TO ACCEPT/REJECT ANY OFFER/TERMS. BUYERS MUST PROVIDE FULL FINANCIALS FOR 3RD PARTY APPROVAL. TAX RECORD TOTAL BLDG.AREA 2504 S.F Property is 1500 block of Vermont

923 FRENCH ST NW, WASHINGTON, DC 20001-4145 — **MLS#:** DC7660258
List Price: $699,900 | **Own:** Fee Simple, Sale | **Total Taxes:** $4,419 | **Status:** SOLD
Contr Date: 10-Aug-2011 | **Close Date:** 21-Sep-2011 | **Close Price:** $690,000 | **Subsidy** $0
Adv. Sub: OLD CITY #2 | **ADC Map:** 4444 | **Gr Rent:**
Type: Attach/Row Hse | **Style:** Colonial | **Area:** | **HOA:** | **C/C:**
Model: THE BEST | **#Lvls:** 3 | **#Fpls:** 0 | **Acres:** 0.03 | **Yr Blt:** 1890 | **Tax Living Area:** 1,304
BR: 3 | **FB:** 2 | **HB:** 1 | **Basement:** Yes, Outside Entrance, Space For Rooms, Unfinished
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Other/Public/Public Sewer
Park: Drvwy/Off Str, Street, Unpaved | **# Gar/Cpt/Assgn:** / /
Const: Brick | **List Date:** 29-Jul-2011 | **Upd Date:** 22-Sep-2011
Showing Information: Lockbox-Frnt Dr, Show Anytime, Vacant, , -
Showing Contact: Marina Krapiva | H: | **DOMM/DOMP:** 12/12
Company: Evers & Company Real Estate, Inc., EVR1 | O: (202) 364-1700 F: (202) 537-0160
List Agent: Marina Krapiva | H: (301) 792-5681 O: (240) 497-1700 C: (301) 792-5681
Dock Conveys: | **Vacation:** No
Water Front/View/Access: //
Remarks: Beautifully renovated by a long-time owner & custom builder! The work was recently done with great style! The expanded, pristine residence is on a charming tree-lined street with abundant parking. The expansive home is elegant. The unfinished lower level is cavernous. The generous backyard has easy potential to become a private oasis or exclusive parking area. Experience city living at its best!
Directions: French is between 9th and 10th, R and S NW. 10th is one way southbound

Copyright (c) 2012 Metropolitan Regional Information Systems, Inc.
Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

EXHIBIT 2

gps designs, llc
DC . MD . WA . CO . AK . TX
425 495 7241

February 15, 2012

RE: Naylor Court Stables - Necessity of Lot Occupancy Variances for Alley Lot

Dear Members of the Board,

Thank you for your time and consideration with respect to the slight lot occupancy variance we are requesting. As I am certain you already know, creating quality housing in a dense area is extremely challenging. The underlying code is the city's best attempt to provide for thoughtful, sustainable and safe development within any given community. Ultimately though there are some sites that just do not fit within the mold and require individual attention. The owner of this property approached us to design a structure that was not only marketable, but also one that fit within a strong historic fabric and that would be a benefit to the community. We worked as best we could to create a structure that paid homage to a period when even utilitarian structures were executed with a great deal of craftsmanship. In order to deliver homes of a high quality that can fit within today's real estate market the owner needs to meet certain criteria dealing with square footage, number of beds and baths, as well as secure private space. I've outlined some of the challenges below that led to the current design and the need for additional lot occupancy. We believe that these are absolutely necessary to proceeding and also feel the benefit to the community far outweighs the minor variance we are requesting.

1. One of the biggest challenges with creating a building that blends into a historic context is the requirement for traditional fenestration on the alley. Small masonry openings are not conducive at all to an inviting light filled home. The problem is further exacerbated when more than one home is built. The internal units that are created need to have large openings on the rear courtyard in order to avoid feeling like a dark cave. This cave effect is unavoidable if the garage is required to be attached to the rear of the homes. We developed a plan that maintained the regulated lot coverage on the ground floor using the courtyard space to meet the open space requirement. The extension of the upper floor over this area with bays provides the square footage the owner needs to make this project fiscally viable, without detracting from the useable open space afforded the new home owners. We also designed in additional roof deck living space above as an open space amenity to the new owners.
2. In working through the design with the owner, the community and the Historic Preservation Office we were urged to setback the upper level. In order to oblige we

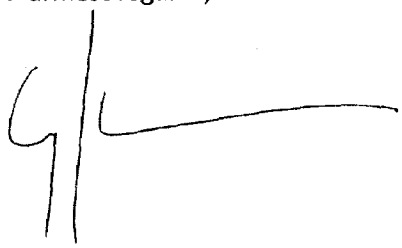
634 9th Avenue Kirkland, WA 98033
[p] 425.495.7241 gregs@gpsdesigns.com

needed to gain back the lost square footage with the extra space that the rear bays offer. We investigated a number of solutions but ultimately felt this was the least intrusive and most successful. Without these we lose critical spaces that make these homes functional. The design of homes found in the city can be very challenging due to limited availability of both square footage. The bays on these homes allow the central circulation space to be of an adequate size to not feel like an afterthought. Without the addition of the bays into the homes we would be unable to provide sufficiently sized bedrooms and would need to eliminate a bathroom.

3. Another challenge with the design of urban homes is the limited access to natural light to the interior of the dwelling space. The bays at the rear allow us to create an open stairwell providing natural light to filter from the loft level down through the main central area of the homes. We've designed in skylights above this light well that spill into the core of the home to make these spaces a primary design element. The reduction of the bays would not only reduce the room spaces to an unmarketable point, it would also eliminate our ability to utilize natural light at the central core of the structure.
4. Given the historic nature of the façade we were required to bring the front of the building right to the alley, yet recess the front door. This created additional square footage on the first floor that counted toward the lot occupancy, yet we were unable to utilize a credit for this space toward our overall percentage. Without credit for this space our building footprint is within the allowed deviation. If we were able to utilize a credit of this space we would be extremely close to compliant even with the inclusion of the bay windows at the upper level.

Thank you once again for your time and consideration with the slight lot occupancy variance we are requesting. We are hopeful that the board is willing to recognize the unique nature of this site and will approve the adjustments. The homes built will be a thoughtful replacement to this otherwise blighted site.

Warmest regards,



Gregory Sparhawk, aia, ncarb
Owner/Architect, GPS Designs LLC
Lic: District of Columbia - ARC101916