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BOARD OF ZONING ADJUSTMENT
 District of Columbia
 CASE NO. 18515
 EXHIBIT NO. 29

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Executive Summary

Case No. 18515

Site Description

Address: 200 5th Street, SE
Square/Lot: Sq. 843, Lot 18

Zoning: R-4/CAP

Existing: 4-unit Apt. + dental clinic

Historic District: Capitol Hill

Public Transportation:

- Metro:
 - Eastern Market
 - Capitol South
 - Union Station
- Metrobus:
 - Routes: 32, 36, A11, 96, 97
 - Stops: Seward Sq; 8th & Indep.
- Capital Bikeshare:
 - 4th & E. Capitol (11 docks)
 - 7th & N. Carolina (15 docks)
 - 3rd & D St SE (11 docks)
- Car Sharing:
 - Zipcar: 10 spaces
 - Car2Go

Cases:

- *Palmer v. D.C. BZA*
- *Russell v. D.C. BZA*
- *Tyler, et. al. v. D.C. BZA*

Project Description

Applicant	200 5 th Street SE, LLC
Proposal	6-unit Apt. Building
Relief Sought	Lot Area (§401.11)
Variance Standard	Exceptional Circumstance: Confluence of Factors 1. Common stairwell divides 1 existing unit 2. Prior use as dental office 3. Existing nonconforming lot occ. and rear yard Strict Application Results in Practical Difficulty: • Economic infeasibility due to costly renovation. • Unmarketable "split" unit must be divided into two units so tenants can avoid entering common stairwell when moving between the kitchen and bedroom/living room. • Strict application prevents conversion of dental office to the residential use. • Alternative design or layout results in excessive waste, impractical layouts, and excessive costs. No Detriment to Public Good: • Renovates existing, underutilized space • Returns structure to residential use as intended by Zone Plan • Provides needed addition to housing supply

Comments of District Agencies and Community:

- Support from ANC 6B
- 22 Letters of Support from Neighbors
- Capitol Hill Restoration Society Support

Board of Zoning Adjustment
 District of Columbia

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 WWW.WASHLAW.COM

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February 26, 2013

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

Re: Application No. 18515 – 200 5th Street, SE (Square 0843, Lot 0018)
Prehearing Statement of the Applicant

Honorable Members of the Board:

On behalf of Applicant 200 5th Street SE, LLC, enclosed please find the Prehearing Statement for the above-referenced application. The application is scheduled to be heard before the Board of Zoning Adjustment on March 12, 2013.

Thank you for your attention to this matter.

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP


By: Meredith H. Moldenhauer

Enclosures:

Cc: Advisory Neighborhood Commission 6B
c/o Brian Flahaven, Chair (via email)
Ivan Frishberg, SMD Representative ANC 6B02 (via email)
Karen Thomas, Office of Planning (via email)
Gary Peterson, Capitol Hill Restoration Society (via email)
Cliff Moy, Board of Zoning Adjustment (via email)

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

**APPLICATION OF
200 5TH STREET SE, LLC**

**BZA APPLICATION NO. 18515
HEARING DATE: MARCH 12, 2013**

PREHEARING STATEMENT OF THE APPLICANT

I. NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of 200 5th Street SE, LLC (the “Applicant”), the owner of property located at 200 5th Street SE, Lot 18 in Square 843 (the “Property”) in support of its application for variance relief, pursuant to 11 DCMR §3103.2, regarding the lot area requirement (§401.11) to allow the Applicant to convert a structure from four residential units and a dental office to six residential units in the CAP/R-4 District.

II. JURISDICTION OF THE BOARD

The Board of Zoning Adjustment (the “Board” or “BZA”) has jurisdiction to grant the variance requested herein pursuant to §3103.2 of the Zoning Regulations.

III. EXHIBITS IN SUPPORT OF THE APPLICATION

Exhibit A: Rental Comparables

Exhibit B: ANC Letter in Support

Exhibit C: Neighbor Letters in Support

IV. APPLICANT MEETS BURDEN OF PROOF FOR VARIANCE RELIEF

The Board is authorized to grant an area variance where it finds that the Applicant fulfills the three-prong area variance standard. As described in the initial application, supplemented in this Prehearing Statement, and as will be further explained at the public hearing, all three prongs of the area variance test are satisfied.

A. The Property is Unusual Because of its Size, Shape or Topography and is Affected by an Exceptional Situation or Condition.

The phrase “exceptional situation or condition” in the above-referenced variance test applies not only to the land, but also to the existence and configuration of a building on the land. *See Clerics of St. Viator, Inc. v. District of Columbia Bd. of Zoning Adjustment*, 320 A.2d 291, 294 (D.C. 1974). Moreover, the unique or exceptional situation may arise from a confluence of factors which affect a single property. *Gilmartin v. District of Columbia Bd. of Zoning Adjustment*, 579 A.2d 1164, 1168 (D.C. 1990). As stated in the initial submission, the Property is unusual and affected by an exceptional situation and condition as a result of a confluence of the following factors: (1) the presence of a common stairwell that divides an existing residential unit in an unconventional and inconvenient manner (2) prior use as a dental office, and (3) the lack of an alternative configuration due to the existing nonconforming lot occupancy and rear yard.

B. Strict Application of the Zoning Regulations would Result in Practical Difficulty

The Applicant has discussed in great detail the various ways that strict application of the Zoning Regulations would result in practical difficulty to the Applicant in the initial submission. At this point, the Applicant seeks only to further substantiate the exceptional situation and practical difficulty due to (1) the financial infeasibility of a matter of right renovation and (2) the obstacles associated with an alternative configuration.

The practical difficulty associated with this project is due, in part, to the financial infeasibility of renovating the existing structure and reconfiguring its inefficient existing floor plan. In the context of an area variance, practical difficulties can be demonstrated by showing that without a variance the property will not generate a “fair and reasonable return.” Under *Palmer v. Bd. of Zoning Adjustment for the District of Columbia*, 287 A.2d 535 (D.C. 1972), the variance procedure has a number of purposes, one of which is “prevent[ing] usable land from remaining idle.” The Court in *Palmer* goes on to say that to demonstrate hardship based on economic infeasibility, an applicant must prove that the property cannot

be “put to any conforming use with a fair and reasonable return arising out of the ownership thereof.” *Id* at 541-42. In *Russell v. District of Columbia Bd. of Zoning Adjustment*, 402 A.2d 1231 (D.C. 1979), the court distinguished an applicant seeking a fair and reasonable return from an “applicant merely seeking the most profitable use for his land.” *Id* at 1236. It is for the Board to decide, on a case-by-case basis, on which side of this line an application falls. *Tyler v. District of Columbia Bd. of Zoning Adjustment*, 606 A.2d 1362 (D.C. 1992). Here, the Applicant seeks to return the structure to exclusively residential use and replace an awkward, unmarketable configuration with a more conventional one.

1. Financial Infeasibility

In this instance, the Applicant has demonstrated through a detailed Construction Budget and Profit and Loss Analysis contained in the initial submission, *see* Initial Submission Tab 12, that the renovation proposed produces a fair and reasonable return while a renovation compliant with the Zoning Regulations would result in a loss. The Rental Comparables, attached hereto as Exhibit A, provide the support for monthly rental income used in the Profit and Loss Analysis.

The rental value presented is the average rent shown on the comparisons and the highest comparison for the two-bedroom. As demonstrated in the Profit and Loss Analysis, even when being optimistic with respect to predicted monthly rental income, the Applicant would receive only a very modest yearly net profit (\$1,472). The rental income from the two-bedroom units, assumed to be \$2300/month, would be among the very highest relative to the rental comparables shown. The rental income from the one-bedroom apartments, assumed to be \$1800/month, is close to the \$1850/month mean rental income among one-bedroom rental comparables. However, the one-bedroom units rented for higher rent are all roughly twice the square footage of the proposed one-bedroom units or greater. Likewise, the efficiency units at \$1300/month are slightly less per month than the majority of the rental comparables found but those efficiencies achieving higher rents are all far larger than the efficiencies

associated with the Applicant's project. Thus, when considered on a rent per square foot basis, the rental incomes used in the Profit and Loss Analysis would be among the highest in the area.

With respect to a four-unit matter-of-right structure, when adjusting the rent to account for the awkward layout of the common staircase dividing the two units on the first and second floor, the result is a substantial yearly net loss. As proven above, we submit that the presence of a structurally significant common stairwell, existing unconventional and inconvenient unit layout, prior use as a dental office, and the inability to provide alternative configurations due to existing 100% lot occupancy, strict application of the zoning regulations would result in a practical difficulty.

2. Obstacles Associated with Alternative Configuration

The Applicant has communicated with the architect and other alternative configurations are simply not feasible based on the difficulty associated with moving the common stairwell and the location of the existing entry/exit points. The existing stairwell currently divides the building into six quadrants and moving the stairwell is logistically and financially impractical. In addition, the structure currently has two entry/exit points, one in the front and one on the side. The structure, built in the early 1900s, has been oriented to accommodate these two entrances throughout its history. Reorienting various components of the structure to accommodate different entry/exit points would be difficult and costly. Furthermore, relocation of the stairwell would require a complete gut and such extensive construction would be wasteful because the existing building, while in need of costly repair and upgrades, is structurally sound with "good bones." Moving the common stairwell or reorienting the entry/exit points of the structure simply does not justify the time, expense, inconvenience, and waste associated with such a renovation.

Finally, the Applicant in this case is not a developer and did not anticipate fully gutting and completely rehabilitating the entire structure. While an experienced lender and well-intentioned Capitol Hill resident, the Applicant simply does not have the background and expertise required for such an

ambitious endeavor. His intention has been and remains to simply work within the confines of the existing structural layout to return the structure to residential use.

For these reasons, the Applicant asks that the Board approve the application as submitted.

C. No Detriment to Public Good or Inconsistency with Zone Plan

Approval of the application will not cause detriment to the public good or be inconsistent with the Zone Plan. In fact, the relief will return the Property to 100% residential use in compliance with the intent of the R-4 District. On February 5th, the Applicant presented at the ANC 6B Planning and Zoning Committee Meeting. The Planning and Zoning Committee voted unanimously in support of the application. On February 12th, the Applicant presented at the ANC 6B At-large Meeting. At the meeting ANC 6B voted unanimously to recommend approval of the application to the BZA (attached hereto as Exhibit B). On February 21st, the Applicant presented at the Capitol Hill Restoration Society (CHRS) Meeting and has received their support with no objections or concerns. The Applicant anticipates that a written report from CHRS will be sent to the BZA prior the hearing. Additionally, residents that live in the immediate area have proffered 22 letters in support of this application, including the adjacent neighbors (attached hereto as Exhibit C).

V. WITNESSES

The following witnesses will appear on behalf of the Applicant:

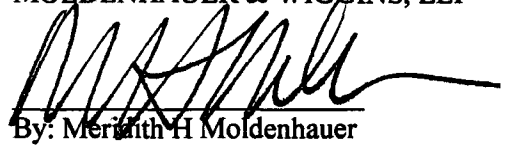
1. Jeff Levine, on behalf of the Applicant
2. James Killette, Architect on behalf of Killette & Associations.

VI. CONCLUSION

For the reasons stated above, and for the reasons enumerated in the Applicant's prior filings in this case, we hereby submit that the application meets the requirements for area variance relief. We look forward to presenting our case to the Board on March 12, 2013.

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP

A handwritten signature in black ink, appearing to read 'Merinith H Moldenhauer', written over a horizontal line.

By: Merinith H Moldenhauer

EXHIBIT A

Rental Comparables

Table of Contents

Tab 1 .	2 Bedroom Rental Comparables
Tab 2 .	1 Bedroom Rental Comparables
Tab 3 .	Efficiency Rental Comparables

2 Bedroom
Rental Comparables

Residential Listings Summary Report



													DOMM/					
Status	ML#	Address	List Price	BR	FB	HB	Lvl	Fpl	Gar	Bsmt	Acres	Age	DOMP	Adv Sub	Style/Type	TLA		
Rented	DC6470151	612 East Capitol St Ne #1, Washing	\$2,350	2	1	0	1	00	1	0	N	0 00	105	29/29	Capitol Hill	Attach/Row H/Victorian	885	
Rented	DC6698812	724 D St Ne, Washington	\$2,100	2	1	0	1	00	1	0	Y	0 00	113	35/35	Capitol Hill	Attach/Row H/Federal		
Rented	DC6896399	319 5Th St Se #English Basement,	\$1,950	2	1	0	1	00	1	0	Y	0 06	113	12/12	Capitol Hill	Attach/Row H/Traditional	2,686	
Rented	DC6586921	120 Kentucky Ave Se, Washington	\$1,450	2	1	0	1	00	0	0	Y	0 02	99	35/35	Old City #1	Townhouse/Federal	1,766	
Rented	DC6856216	100 6Th St Se #1, Washington	\$1,400	2	1	0	1	00	0	0	N	0 00	105	38/38	Capitol Hill	Multi-Family/Other	2,220	
Rented	DC4581244	327 10Th St Se #5, Washington	\$1,350	2	1	0	1	00	1	0	N	0 00	58	32/32	Capitol Hill	Garden 1-4 F/Federal	553	

Courtesy of: Mark Griffin

Home (202) 530-7157 Office (202) 939-0936
Cell Email mgriffin@washlaw.com
Company Mark G Griffin
Office Fax

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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



Residential Gallery - Agent



612 EAST CAPITOL ST NE #1, WASHINGTON, DC 20003-1201
List Price: \$2,350 Own: Rental Apartment, Ren
App Reg Date: 22-Aug-2007 Close Date: 23-Aug-2007
Adv. Sub: CAPITOL HILL
Type: Attach/Row Hse Style: Victorian
Model: #Lvs: 1 #Fpls: 1
BR: 2 FB: 1 HB: 0 Basement: No
Heat/Cool/Wtr/Swr: Baseboard/Electric/Wall Unit/Electric/Public/Public Sewer
Park: Permit Required, Street
Const: Brick
Showing Information: Lockbox-Frnt Dr, Vacant, All Days, 10 AM - 6 PM
Showing Contact: JK Homer
Company: Long & Foster Real Estate, Inc., LNG44
List Agent: J.K. Homer

Total Taxes: MLS#: DC6470151
Close Price: \$2,350 Status: RENTED
ADC Map: LOOK IT UP Avail: 9/1/2008
Area: HOA: C/C: \$0
Acres: Yr Bit: 1908 Tax Living Area: 885
Gar/Cpt/Assgn: / /
List Date: 10-Jul-2007 Upd Date: 23-Aug-2007
H: (202) 421-8860 DOMM/DOMP: 29/29
O: (202) 483-6300 F: (202) 332-2413
H: (202) 421-8860 O: (202) 483-6300 C: (202) 421-8860

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: PRICE REDUCTION!!! Wonderful Condo rental on East Capitol Street, 5 min. walk to the Historic Eastern Market (Orange/Blue Line Metro), 10 min. to Union Station (Red Line Metro), Senate Office Buildings, Supreme Court. Terrace level, English basement(only 4 feet lower then the patio), large LR, Fireplace, alarm system. SEPERATE Dining area, 1 CAT ONLY. Easy to show, JUST GO!

Directions: 600 block of East Capital Street



724 D ST NE, WASHINGTON, DC 20002
List Price: \$2,100 Own: Fee Simple, Rental
App Reg Date: 30-Oct-2008 Close Date: 25-Jun-2008
Adv. Sub: CAPITOL HILL
Type: Attach/Row Hse Style: Federal
Model: #Lvs: 1 #Fpls: 1
BR: 2 FB: 1 HB: 0 Basement: Yes, Other
Heat/Cool/Wtr/Swr: Heat Pump(s)/Electric/Central A/C/Electric/Public/Public Sewer
Park: Street
Const: Other
Showing Information: Call 1st-Lister, Lockbox-Supra, Show Anytime, Sign on Property, All Days, 9 AM - 7 PM
Showing Contact: Deborah Charlton
Company: Long & Foster Real Estate, Inc., LNG42
List Agent: Deborah Charlton

Total Taxes: MLS#: DC6698812
Close Price: \$1,950 Status: RENTED
ADC Map: 0000 Avail: 6/15/2008
Area: HOA: C/C:
Acres: 0.00 Yr Bit: 1900 Tax Living Area:
Gar/Cpt/Assgn: / /
List Date: 21-Mar-2008 Upd Date: 15-Nov-2008
H: (202) 415-2117 DOMM/DOMP: 35/35
O: (202) 944-8400 F: (202) 944-8424
H: (202) 415-2117 O: (202) 339-9449 C: (202) 415-2117

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: Private entrance to sunny 2nd floor apartment with two large bedrooms, one bath and rooftop patio. Newly renovated kitchen & bath. The unit has a washer/dryer. Great location close to transportation, restaurants and coffee shop across the street. On lock box. Easy walk to 2 metros, Eastern Market, Stanton Park and CH restaurants Show anytime Section 8 welcome.

Directions: 6th St north to right on D unit is located at the corner of 8th. D St is one way going east.



319 5TH ST SE #ENGLISH BASEMENT, WASHINGTON, DC 20003-2049
List Price: \$1,950 Own: Fee Simple, Rental
App Reg Date: 04-Nov-2008 Close Date: 11-Nov-2008
Adv. Sub: CAPITOL HILL
Type: Attach/Row Hse Style: Traditional
Model: #Lvs: 1 #Fpls: 1
BR: 2 FB: 1 HB: 0 Basement: Yes, Front Entrance, Improved, Outside Entrance, Walkout L
Heat/Cool/Wtr/Swr: Radiator/Natural Gas/Other/Electric/Public/Public Sewer
Park: Street
Const: Brick
Showing Information: Lockbox-Supra, Show Anytime, Vacant, , -
Showing Contact: vacant vacant
Company: RE/MAX Allegiance, RMAX129
List Agent: Phyllis Papkin

Total Taxes: MLS#: DC6896399
Close Price: \$2,000 Status: RENTED
ADC Map: 0000 Avail: 10/13/2008
Area: HOA: C/C:
Acres: 0.06 Yr Bit: 1900 Tax Living Area: 2,686
Gar/Cpt/Assgn: / /
List Date: 11-Oct-2008 Upd Date: 16-Nov-2008
H: (202) 000-0000 DOMM/DOMP: 12/12
O: (703) 250-8500 F: (703) 250-4586
H: (703) 764-9297 O: (703) 503-4288 C: (571) 259-3917

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: Lovely English basement rental ready for immediate rental. Brand new carpet, paint. Lovely yard is available for your use. Walk to Capitol, Eastern Market and everything the Hill has to offer. Please note - fireplace does not work.

Directions: PA Ave to 5th St. SE. Just off Seward.



120 KENTUCKY AVE SE, WASHINGTON, DC 20003-1446
List Price: \$1,450 Own: Fee Simple, Rental
App Reg Date: 08-Dec-2007 Close Date: 08-Dec-2007
Adv. Sub: OLD CITY #1
Type: Townhouse Style: Federal
Model: BEAUTIFUL #Lvs: 1 #Fpls: 0
BR: 2 FB: 1 HB: 0 Basement: Yes, Daylight, Full, English, Fully Finished
Heat/Cool/Wtr/Swr: Forced Air/Central, Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Street
Const: Brick
Showing Information: Call 1st-Lister, No Sgn on Prop, , -
Showing Contact: Dwight Pearson
Company: RE/MAX Allegiance, RMAX18
List Agent: Dwight Pearson

Total Taxes: MLS#: DC6586921
Close Price: \$1,450 Status: RENTED
ADC Map: 6B5 Avail: 1/1/2008
Area: HOA: \$0 C/C:
Acres: 0.02 Yr Bit: 1914 Tax Living Area: 1,766
Gar/Cpt/Assgn: / /
List Date: 06-Nov-2007 Upd Date: 11-Dec-2007
H: (202) 210-4174 DOMM/DOMP: 35/35
O: (202) 363-9800 F: (202) 364-8979
H: (202) 829-4174 O: (202) 966-0400 C: (202) 210-4174

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: YOU'LL LOVE THIS BEAUTIFUL 2 BEDROOM BASEMENT UNIT WITH RECESSED LIGHTS AND NINE FOOT HIGH CEILINGS. LOVELY KITCHEN. GREAT LOCATION!! JUST STEPS FROM LINCOLN PARK. CLOSE TO METRO. COMES WITH NEW WASHER & DRYER. FRONT AND REAR ENTRANCE.

Directions: TAKE EAST CAPITOL ST AROUND LINCOLN PARK TO KENTUCKY. LESS THAN 40 FEET FROM THE PARK.; OR TAKE PENNSYLVANIA AVE. TO 11TH ST. THEN GO NORTH TO EAST CAPITOL ST MAKE RIGHT AND GO 2 BLOCKS TO KENTUCKY AVENUE.



Residential Gallery - Agent



100 6TH ST SE #1, WASHINGTON, DC 20003-1128

List Price: \$1,400 Own: Rental Apartment, Ren
App Reg Date: 03-Oct-2008 Close Date: 03-Oct-2008
Adv. Sub: CAPITOL HILL
Type: Multi-Family Style: Other
Model: #Lvls: 1 #Fpls: 0
BR: 2 FB: 1 HB: 0 Basement: No
Heat/Cool/Wtr/Swr: Forced Air/Nat Gas Avail/None/None/Public/Public Sewer
Park: Street
Const: Brick
Showing Information: Call 1st-Lister, Lockbox-Other, , -
Showing Contact: Jeanne Gault
Company: John L. Shelton, Inc., JSI1
List Agent: Jeanne Gault

Total Taxes:
Close Price: \$1,400
ADC Map: 10065G
Area:
Acres: Yr Bit: 1908

MLS#: DC6856216
Status: RENTED
Avail: 8/26/2008
HOA: C/C: \$0
Tax Living Area: 2,220

Gar/Cpt/Assgn: / /
List Date: 26-Aug-2008

Upd Date: 03-Oct-2008

H: (301) 839-0088 DOMM/DOMP: 38/38
O: (202) 562-2000 F: (202) 562-4341
H: (202) 997-0562 O: (202) 562-2000 C: (202) 997-0562

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: small 2 bedroom apartment. Exceclent location.

Directions: pennsylvania Ave., South to left on 6th st. follow to 100 6th St.



327 10TH ST SE #5, WASHINGTON, DC 20003-2169

List Price: \$1,350 Own: Condo, Rental
App Reg Date: Close Date: 28-Aug-2003
Adv. Sub: CAPITOL HILL
Type: Garden 1-4 Floors Style: Federal
Model: EAST END #Lvls: 1 #Fpls: 1
BR: 2 FB: 1 HB: 0 Basement: No
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Drvwy/Off Str
Const: Brick
Showing Information: Lockbox-Frnt Dr, Vacant, , -
Showing Contact: VACANT SUPRA LOCKBOX!
Company: Coldwell Banker Residential Brokerage, CBRB
List Agent: Bob Williams

Total Taxes:
Close Price: \$1,350
ADC Map: TBD
Area: N/A
Acres: Yr Bit: 1955

MLS#: DC4581244
Status: RENTED
Avail: 8/17/2003
HOA: \$0 C/C: \$0
Tax Living Area: 553

Gar/Cpt/Assgn: / /
List Date: 27-Jul-2003

Upd Date: 28-Aug-2003

H: (202) 543-5959 DOMM/DOMP: 32/32
O: (202) 547-5805 F: (202) 546-0540
H: (202) 543-5959 O: (202) 543-5959 C: (202) 256-0362

Dock Conveys: No Vacation: No

Water Front/View/Access: No/No/No

Remarks: Just 2 1/2 BLOCKS TO EASTERN MARKET! 2nd floor unit on front of building, smaller condo complex, approx. 7 units in all! Wood floors, fireplace, central-air, Washer/Dryer are in basement. Lockbox will have keys to unit! FRESHLY PAINTED & OAK FLS. JUST REFINISHED! SUPER CLEAN, LIKE NEW!
PRIVATE PARKING SPACE AVAIL. FOR THIS UNIT IN REAR! NO ZONE STICKER OR TAG CHANGE NECESSARY!

Directions: EASTERN MARKET! OFF STREET PARKING & TWO BLOCKS TO METRÓ & EASTERN MKT. WOW! LOCATION! GREAT SHAPE!



1 Bedroom
Rental Comparables

Residential Listings Summary Report



Page 1 of 1
22-Feb-2013
11 13 am

													DOMM/					
Status	ML#	Address	List Price	BR	FB	HB	Lvl	Fpl	Gar	Bsmt	Acres	Age	DOMP	Adv Sub	Style/Type	TLA		
Rented	DC7063801	118 3Rd St Ne ##2, Washington	\$2,250	1	1	0	1 00	0	0	N	0 00	105	5/5	Capitol Hill	Multi-Family/Federal	2,601		
Rented	DC6344978	242 12Th St Se #2, Washington	\$2,100	1	1	0	1 00	1	0	N	0 00	102	0/53	Capitol Hill	Other/Other	2,216		
Rented	DC7063792	118 3Rd St Ne ##1, Washington	\$1,950	1	1	0	1 00	0	0	N	0 00	105	8/8	Capitol Hill	Multi-Family/Federal	2,601		
Rented	DC7904862	653-655 Constitution Ave Ne ##A, W	\$1,900	1	1	0	1 00	1	0	N	0 00	113	11/11	Capitol Hill	Attach/Row H/Victorian			
Rented	DC7214715	655 Constitution Ave Ne #A, Washi	\$1,800	1	1	0	1 00	1	0	N	0 00	113	15/15	Capitol Hill	Attach/Row H/Victorian			
Rented	DC7541025	1008 South Carolina Ave Se #1B, W	\$1,800	1	1	0	1 00	1	0	N	0 00	105	23/23	Capitol Hill	Attach/Row H/Federal	1,402		
Rented	DC7063808	118 3Rd St Ne ##3, Washington	\$1,750	1	1	0	1 00	0	0	N	0 00	105	5/5	Capitol Hill	Multi-Family/Federal	2,601		
Rented	DC8663286	1008 South Carolina Ave Se #1B, W	\$1,700	1	1	0	1 00	1	0	N	0 00	105	47/47	Capitol Hill	Attach/Row H/Federal	1,402		
Rented	DC6994123	1100 Constitution Ave Ne, Washing	\$1,675	1	1	0	1 00	1	0	N	0 00	94	50/50	Old City #1	Penthouse/Contemporary	3,186		
Rented	DC7413796	520 Constitution Ave Ne #2, Washi	\$1,650	1	1	0	1 00	0	0	N	0 00	123	7/7	Capitol Hill	Semi-Detache/Victorian	2,847		
Rented	DC5246951	208 Justice Court Ne #208-A, Wash	\$1,600	1	1	0	1 00	1	0	N	0 00	42	24/24	Capitol Hill	Garden 1-4 F/Other	574		
Rented	DC6276912	220 13 St Se #6, Washington	\$1,600	1	1	0	0 00	0	0	N	0 00	63	66/66	Old City	Garden 1-4 F/Colonial			

Courtesy of Mark Griffin
Home (202) 530-7157 Office (202) 939-0936
Cell Email mgniffin@washlaw.com
Company Mark G Griffin
Office Fax

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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



Residential Gallery - Agent

No Photo Available

118 3RD ST NE #2, WASHINGTON, DC 20002-7314

List Price: \$2,250
App Reg Date: 01-Jun-2009
Adv. Sub: CAPITOL HILL
Type: Multi-Family
Model: NEWLY REMODE
BR: 1 FB: 1 HB: 0
Heat/Cool/Wtr/Swr: Heat Pump(s)/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Covered Parking, On-site Prk/Rent
Const: Brick
Showing Information: Lockbox-Sentrilock, Show Anytime, Vacant, -
Showing Contact: Nora Burke
Company: McEneaney Associates, Inc., MCE7
List Agent: Nora Burke

Total Taxes:
Close Price: \$2,250
ADC Map: NA
Area:
Acres:
Yr Blt: 1908
Gar/Cpt/Assgn: //
List Date: 21-May-2009

MLS#: DC7063801
Status: RENTED
Avail: 5/21/2009
HOA: C/C: \$0
Tax Living Area: 2,601
Upd Date: 02-Jun-2009

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: Prime capitol Hill location - just one block north of East Capitol Street. All four units currently available. all one bedrooms with sep LR and DR, renovated kitchens and baths, new carpet and wood floors, large shared deck in back, parking available at \$150 per month, #1 1,950, #2 \$2,250, #3-\$1,750, Garden - \$1500 pets - case by case.

Directions: From East Capitol St, north on 3rd 1.5 blocks to #118



242 12TH ST SE #2, WASHINGTON, DC 20003-1428

List Price: \$2,100
App Reg Date: 24-Mar-2007
Adv. Sub: CAPITOL HILL
Type: Other
Model:
BR: 1 FB: 1 HB: 0
Heat/Cool/Wtr/Swr: Forced Air, Heat Pump(s)/Natural Gas/Central A/C/Electric, Natural Gas/Public/Pu
Park: Street
Const: Brick
Showing Information: 24 Hour Notice, Call 1st-Lister, All Days, 10 AM - 9 PM
Showing Contact: Christopher Pierce
Company: Long & Foster Real Estate, Inc., LNG202
List Agent: Christopher Pierce

Total Taxes:
Close Price: \$1,900
ADC Map: 0000000000
Area:
Acres:
Yr Blt: 1911
Gar/Cpt/Assgn: //
List Date: 19-Mar-2007

MLS#: DC6344978
Status: RENTED
Avail: 3/19/2007
HOA: C/C: \$0
Tax Living Area: 2,216
Upd Date: 25-Mar-2007

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: LOCATION! LOCATION! LOCATION! This top level house in CAPITOL HILL is just steps from Lincoln Park & Eastern Market. 2 spacious bedrooms, 1 bath, washer/dryer, living/Dining area, 1 fireplaces, Hardwood Floors. All section 8 vouchers welcome.

Directions: From East Capitol Street, Take Right Onto 12th Street



118 3RD ST NE #1, WASHINGTON, DC 20002-7314

List Price: \$1,950
App Reg Date: 02-Jun-2009
Adv. Sub: CAPITOL HILL
Type: Multi-Family
Model: NEWLY REMODE
BR: 1 FB: 1 HB: 0
Heat/Cool/Wtr/Swr: Heat Pump(s)/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Covered Parking, On-site Prk/Rent
Const: Brick
Showing Information: Lockbox-Sentrilock, Show Anytime, Vacant, -
Showing Contact: Nora Burke
Company: McEneaney Associates, Inc., MCE7
List Agent: Nora Burke

Total Taxes:
Close Price: \$1,950
ADC Map: NA
Area:
Acres:
Yr Blt: 1908
Gar/Cpt/Assgn: //
List Date: 21-May-2009

MLS#: DC7063792
Status: RENTED
Avail: 5/21/2009
HOA: C/C: \$0
Tax Living Area: 2,601
Upd Date: 02-Jun-2009

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: Prime capitol Hill location - just one block north of East Capitol Street. All four units currently available. all one bedrooms with sep LR and DR, renovated kitchens and baths, new carpet and wood floors, large shared deck in back, parking available at \$150 per month, #1 1,950, #2 \$2,250, #3-\$1,750, Garden - \$1500 pets - case by case.

Directions: From East Capitol St, north on 3rd 1.5 blocks to #118



653-655 CONSTITUTION AVE NE #A, WASHINGTON, DC 20002-6035

List Price: \$1,900
App Reg Date: 25-Aug-2012
Adv. Sub: CAPITOL HILL
Type: Attach/Row Hse
Model: CLOSE TO EVER
BR: 1 FB: 1 HB: 0
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Heat Pump(s)/Electric/Public/Public Sewer
Park: Permit Required, Street
Const: Brick
Showing Information: 24 Hour Notice, Appt Only-Lister, Lockbox-Sentrilock, Restr Times, All Days, 10 AM - 8 PM
Showing Contact: Charlotte Romero
Company: Keller Williams Realty, KWR19
List Agent: Charlotte Romero

Total Taxes:
Close Price: \$1,900
ADC Map: 0000
Area:
Acres:
Yr Blt: 1900
Gar/Cpt/Assgn: //
List Date: 10-Aug-2012

MLS#: DC7904862
Status: RENTED
Avail: 9/1/2012
HOA: C/C: \$0
Tax Living Area:
Upd Date: 26-Aug-2012

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: Very cute HUGE one bedroom apartment amazingly close to EVERYTHING on Capitol Hill (U.S. Capitol, Senate, House, Union Station, Eastern Market, Stanton & Lincoln Parks, Barracks Row, great restaurants, night life, and TWO metros!!). Please call LA B4 showing. Lock all doors. Sentrilock. Info deemed reliable but not guaranteed.

Directions: Located on the SW corner of 7th St NE and Constitution Ave NE, above the Dry Cleaners. Walking distance from Eastern Market or Union Station metros.



Residential Gallery - Agent



655 CONSTITUTION AVE NE #A, WASHINGTON, DC 20002-6035

List Price: \$1,800	Own: Rental Apartment, Ren	Total Taxes:	MLS#: DC7214715
App Reg Date: 14-Dec-2009	Close Date: 17-Dec-2009	Close Price: \$1,800	Status: RENTED
Adv. Sub: CAPITOL HILL		ADC Map: 0000	Avail: 1/1/2010
Type: Attach/Row Hse	Style: Victorian	Area:	HOA: \$0 C/C: \$0
Model: ADORABLE!!	#Lvls: 1 #Fpls: 1	Acres:	Tax Living Area:
BR: 1 FB: 1 HB: 0	Basement: No	Yr Blt: 1900	
Heat/Cool/Wtr/Swr: Forced Air/Central, Electric/Heat Pump(s)/Electric/Public/Public Sewer			
Park: Permit Required, Street			
Const: Brick			
Showing Information: Call 1st-Showing Contact, Lockbox-Comb, All Days, 10 AM - 8 PM			
Showing Contact: Charlotte Romero			
Company: Keller Williams Capital Prop., KWCP1			
List Agent: Charlotte Romero			
H: (202) 427-5382 DOMM/DOMP: 15/15			
O: (202) 243-7700 F: (202) 548-2900			
H: (202) 427-5382 O: (703) 535-3610 C: (202) 427-5382			

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: Very cute HUGE one bedroom apartment amazingly close to EVERYTHING on Capitol Hill (U.S. Capitol, Senate, House, Union Station, Eastern Market, Stanton & Lincoln Parks, Barracks Row, great restaurants, nightlife, and TWO metros!!) On combo 2407. Please notify LA prior to showing...Please take care with the tenants' friendly pooch. Show times 10am-8pm.

Directions: Located on the corner of Constitution Ave NE and 7th St NE. Walking distance from Eastern Market and Union Station Metros.



1008 SOUTH CAROLINA AVE SE #1B, WASHINGTON, DC 20003

List Price: \$1,800	Own: Rental Apartment, Ren	Total Taxes:	MLS#: DC7541025
App Reg Date: 24-Mar-2011	Close Date: 24-Mar-2011	Close Price: \$1,800	Status: RENTED
Adv. Sub: CAPITOL HILL		ADC Map: 0	Avail: 3/1/2011
Type: Attach/Row Hse	Style: Federal	Area: N/A	HOA: C/C: \$0
Model:	#Lvls: 1 #Fpls: 1	Acres:	Tax Living Area: 1,402
BR: 1 FB: 1 HB: 0	Basement: No	Yr Blt: 1908	
Heat/Cool/Wtr/Swr: Forced Air, Heat Pump(s)/Electric/Central A/C/Electric/Public/Public Sewer			
Park: Street			
Const: Brick			
Showing Information: Lockbox-Sentrilock, No Sgn on Prop, Show Anytime, Vacant, All Days, 10 AM - 8 PM			
Showing Contact: David Jackson			
Company: RE/MAX Allegiance, RMAX17			
List Agent: Chuck Klein			
H: (202) 631-4599 DOMM/DOMP: 23/23			
O: (202) 338-8900 F: (202) 333-1468			
H: (202) 256-1946 O: (202) 256-1946 C: (202) 256-1946			

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: AGENTS: PLEASE CALL BOB HUKILL 202-286-4200 FOR MORE INFORMATION. Vacant! Available Immediately! Sentrilock on window right of door.

Pets Allowed: - Case-by-Case basis.

Directions: EAST ON PENNSYLVANIA AVE SE, LEFT ON 10TH ST SE, RIGHT ON SOUTH CAROLINA AVE SE

No Photo Available

118 3RD ST NE #3, WASHINGTON, DC 20002-7314

List Price: \$1,750	Own: Rental Apartment, Ren	Total Taxes:	MLS#: DC7063808
App Reg Date: 01-Jul-2009	Close Date: 01-Jul-2009	Close Price: \$1,750	Status: RENTED
Adv. Sub: CAPITOL HILL		ADC Map: NA	Avail: 5/21/2009
Type: Multi-Family	Style: Federal	Area:	HOA: C/C: \$0
Model: NEWLY REMODE	#Lvls: 1 #Fpls: 0	Acres:	Tax Living Area: 2,601
BR: 1 FB: 1 HB: 0	Basement: No	Yr Blt: 1908	
Heat/Cool/Wtr/Swr: Heat Pump(s)/Natural Gas/Central A/C/Electric/Public/Public Sewer			
Park: Covered Parking, On-site Prk/Rent			
Const: Brick			
Showing Information: Lockbox-Sentrilock, Show Anytime, Vacant, -			
Showing Contact: Nora Burke			
Company: McEneaney Associates, Inc., MCE7			
List Agent: Nora Burke			
H: (202) 494-1906 DOMM/DOMP: 5/5			
O: (202) 552-5600 F: (202) 552-5605			
H: (202) 494-1906 O: (202) 552-5635 C: (202) 494-1906			

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: Prime capitol Hill location - just one block north of East Capitol Street. All four units currently available. all one bedrooms with sep LR and DR, renovated kitchens and baths, new carpet and wood floors, large shared deck in back, parking available at \$150 per month, #1 \$1,950, #2 \$2,250, #3-\$1,750, Garden - \$1500

pets: - case by case.

Directions: From East Capitol St, north on 3rd 1.5 blocks to #118



1008 SOUTH CAROLINA AVE SE #1B, WASHINGTON, DC 20003

List Price: \$1,700	Own: Rental Apartment, Ren	Total Taxes:	MLS#: DC6663286
App Reg Date: 10-Apr-2008	Close Date: 01-Apr-2008	Close Price: \$1,700	Status: RENTED
Adv. Sub: CAPITOL HILL		ADC Map: 0	Avail: 2/15/2008
Type: Attach/Row Hse	Style: Federal	Area: N/A	HOA: C/C: \$0
Model:	#Lvls: 1 #Fpls: 1	Acres:	Tax Living Area: 1,402
BR: 1 FB: 1 HB: 0	Basement: No	Yr Blt: 1908	
Heat/Cool/Wtr/Swr: Forced Air, Heat Pump(s)/Electric/Central A/C/Electric/Public/Public Sewer			
Park: Street			
Const: Brick			
Showing Information: Lockbox-Supra, No Sgn on Prop, Show Anytime, Vacant, All Days, 10 AM - 8 PM			
Showing Contact: Bob Hukill			
Company: Coldwell Banker Residential Brokerage, CBRB			
List Agent: Bob Hukill			
H: (202) 286-4200 DOMM/DOMP: 47/47			
O: (202) 387-6180 F: (202) 387-6185			
H: (202) 286-4200 O: (202) 338-8900 C: (202) 286-4200			

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: Ultimate Urban Living! Just 3 blocks to Metro, Eastern Market, restaurants, and shops. Close to the Capitol. Spacious, newly renovated 1BR/1BA contemporary apartment. Superior design and finishes. Everything brand new. Kitchen w/granite & SS appliances, washer/dryer, gas fireplace, great closet space, private patio.

Directions: EAST ON PENNSYLVANIA AVE SE, LEFT ON 10TH ST SE, RIGHT ON SOUTH CAROLINA AVE SE



**1100 CONSTITUTION AVE NE, WASHINGTON, DC 20002-6434**

List Price: \$1,675
App Reg Date: 21-Apr-2009
Adv. Sub: OLD CITY #1
Type: Penthouse
Model:
BR: 1 FB: 1 HB: 0

Own: Rental Apartment, Ren
Close Date: 22-Apr-2009
Style: Contemporary
#Lvs: 1 #Fpls: 1
Basement: No

Total Taxes:
Close Price: \$1,675
ADC Map: 00
Area:
Acres: Yr Bit: 1919

MLS#: DC6994123
Status: RENTED
Avail: 2/28/2009
HOA: \$0 C/C: \$0
Tax Living Area: 3,186

Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Septic, Public Sewer

Park: Street

Const: Brick

Showing Information: Lockbox-SentriLock, Show Anytime, Sign on Property, Vacant, All Days, 9 AM - 9 PM

Showing Contact: Donna Powers

Company: Long & Foster Real Estate, Inc., LNG202

List Agent: Donna Powers

Gar/Cpt/Assgn: / /

List Date: 28-Feb-2009

Upd Date: 20-May-2009

H: (301) 379-2040

DOMM/DOMP: 50/50

O: (202) 547-9200 F: (202) 547-9783

H: (202) 547-9200 O: (202) 547-9200 C: (301) 379-2040

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: A MUST SEE! This spacious, sunny penthouse apartment (1002 sq. ft) has a view of the Capitol and wood-burning fireplace. Situated on a tree-lined street is centrally located to Lincoln Park, Eastern Market, Union Station and the new H Street Corridor. Easy walk to either red or blue metro lines.

Directions: Unit has separate address - 207 11th Street NE. Entrance is next to garage.

No Photo Available

520 CONSTITUTION AVE NE #2, WASHINGTON, DC 20002-5926

List Price: \$1,650
App Reg Date: 17-Aug-2010
Adv. Sub: CAPITOL HILL
Type: Semi-Detached
Model:
BR: 1 FB: 1 HB: 0

Own: Rental Apartment, Ren
Close Date: 15-Sep-2010
Style: Victorian
#Lvs: 1 #Fpls: 0
Basement: No

Total Taxes:
Close Price: \$1,650
ADC Map: 0000
Area:
Acres: Yr Bit: 1890

MLS#: DC7413796
Status: RENTED
Avail: 8/15/2010
HOA: \$0 C/C: \$0
Tax Living Area: 2,847

Heat/Cool/Wtr/Swr: Radiator/Natural Gas/Window Unit(s)/Electric/Public/Public Sewer

Park: Street

Const: Brick

Showing Information: Lockbox-Comb, Lockbox-Frnt Dr, Vacant, , -

Showing Contact: VACANT VA CANT

Company: Coldwell Banker Residential Brokerage, CBRB

List Agent: Dale House

Gar/Cpt/Assgn: / /

List Date: 13-Aug-2010

Upd Date: 10-Sep-2010

H: -

DOMM/DOMP: 7/7

O: (202) 333-6100 F: (202) 342-9118

H: (202) 256-7550 O: (202) 256-7550 C: (202) 256-7550

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: SPACIOUS 1 BR VICTORIAN CLASSIC W/ HIGH CEILINGS, WOOD FLRS, BAY WINDOWS, TABLE SPACE KIT, RENOVATED BATH, TWO LARGE OUTDOOR PATIOS AND LOAS OF CLOSETS SPACE. A UNIQUE SPACE LOADED WITH CHARM. CLOSE TO CAP HILL SENATE OFFICES, EASTERN MARKET, METRO, SHOPS & RESTAURANTS. COMBO LOCKBOX CODE 1964.

Directions: NW CORNER OF CONSTITUTION AND 6TH ST NE

No Photo Available

208 JUSTICE COURT NE #208-A, WASHINGTON, DC 20002

List Price: \$1,600
App Reg Date: 09-Jun-2005
Adv. Sub: CAPITOL HILL
Type: Garden 1-4 Floors
Model:
BR: 1 FB: 1 HB:

Own: Rental Apartment, Ren
Close Date: 09-Jun-2005
Style: Other
#Lvs: 1 #Fpls: 1
Basement: No

Total Taxes:
Close Price: \$1,600
ADC Map: 0000000000
Area:
Acres: Yr Bit: 1971

MLS#: DC5246951
Status: RENTED
Avail: 5/16/2005
HOA: \$0 C/C: \$0
Tax Living Area: 574

Heat/Cool/Wtr/Swr: Forced Air/Electric/Central A/C/Electric/Public/Public Sewer

Park: Street

Const: Brick

Showing Information: Call 1st-Lister, Vacant, All Days, 10 AM - 7 PM

Showing Contact: CHRISTOPHER PIERCE

Company: Long & Foster Real Estate, Inc., LNG202

List Agent: Christopher Pierce

Gar/Cpt/Assgn: / /

List Date: 15-May-2005

Upd Date: 09-Jun-2005

H: (703) 470-2706

DOMM/DOMP: 24/24

O: (202) 547-9200 F: (202) 547-9783

H: (703) 470-2706 O: (202) 547-9200 C: (703) 470-2706

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: LOCATION, LOCATION, LOCATION !!! RARE RENTAL OPPORTUNITY IN THE SOUGHT AFTER "JUSTICE COURT" COMPLEX. THIS LARGE 1 BEDROOM CONDO HAS DOUBLE CLOSETS, HARDWOOD FLOORS, FIREPLACE, WASHER/DRYER, PLENTY OF STORAGE & MUCH MUCH MORE. YOUR CLIENT WILL LOVE THE CONDO & THE LOCATION.

Directions: LOCATED AT 3RD & MARYLAND AV., IN JUSTICE COURT CONDO COMPLEX.

**220 13 ST SE #6, WASHINGTON, DC 20001**

List Price: \$1,600
App Reg Date: 12-Mar-2007
Adv. Sub: OLD CITY
Type: Garden 1-4 Floors
Model:
BR: 1 FB: 1 HB: 0

Own: Condo, Rental
Close Date: 11-Mar-2007
Style: Colonial
#Lvs: 0 #Fpls: 0
Basement: No

Total Taxes:
Close Price: \$1,350
ADC Map: 999
Area:
Acres: Yr Bit: 1950

MLS#: DC6276912
Status: RENTED
Avail: 1/15/2007
HOA: \$0 C/C: \$0
Tax Living Area:

Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer

Park: Street

Const: Other

Showing Information: Lockbox-Comb, Vacant, All Days, 10 AM - 9 PM

Showing Contact: CARL MCFADGION

Company: RE/MAX Allegiance, RMAX18

List Agent: Al Elliott

Gar/Cpt/Assgn: / /

List Date: 05-Jan-2007

Upd Date: 12-Mar-2007

H: (202) 365-2317

DOMM/DOMP: 66/66

O: (202) 363-9800 F: (202) 364-8979

H: (202) 829-0123 O: (202) 966-0400 C: (202) 498-7715

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: DO NOT CALL AGENT! CALL CONTACT FULLY FURNISHED CONDO W/ALL THE TRIMMINGS FIREPLACE, HARDWOOD FLOORS, CENTRAL AIR AND HEAT, SPACIOUS CLOSETS.

Directions: PENN AVE TO 13TH ST



Efficiency
Rental Comparables

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Reply sifkp-3635538405@hous.craigslist.org ^[2]

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Posted: 2013-02-22, 10:18AM EST

\$1500 Amazing Studio English Basement in Updated Classic DC Row Home (Capitol Hill)



254 9th St NE

Charming studio in beautiful and classic Capitol Hill Victorian Row Home.

Ideally located at 254 9th St NE you are a few blocks from Historic Capitol Hill, Eastern Market, Lincoln Park and the H Street corridor. Walking distance to Eastern Market metro. Incredible street and location that will not last long.

Stunning hardwood floors and brilliant wall to wall arched windows create a very open layout that gets very good light.

Exposed brick and elongated floor plan provide plenty of options. Brand new kitchenette being installed.

Washer/dryer in unit. Spacious and modernized full bath. Private patio out back for the studio tenant.

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254 9th St NE ([google map](#)) ([yahoo map](#))

- cats are OK - purrr
- dogs are OK - woof
- Location: Capitol Hill
- it's NOT ok to contact this poster with services or other commercial interests

Posting ID: 3635538405 Posted: 2013-02-22, 10:18AM EST [email to a friend](#)

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Reply [agent@fitzprop.com](#)

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Posted: 2013-02-25, 12:29PM EST

\$1475 Newly Renovated, Near Union Station, In Unit Washer/Dryer (Capitol Hill)



6th St NE at E St NE

426 6th St NE

This large studio has been completely renovated is located in a 9-unit apartment building. The apartment is within easy walking distance of the Senate office buildings, the House office buildings, the Capitol, and the Metro stop and various shops in Union Station. It is also near numerous stores, bars, and restaurants located on Massachusetts Avenue.

The apartment is available March 1st and features the following:

- * Newly renovated kitchen with custom maple cabinetry, countertops, and new appliances including a built-in microwave
- * In-unit Washer/dryer
- * Refinished oak hardwood floors

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Newly Renovated, Near Union Station, In Unit Washer/Dryer

<http://washingtondc.craigslist.org/doc/apa/3586361738.html>

- * Newly renovated bathroom with tub, ceramic tile, pedestal sink, and medicine cabinet
- * New energy efficient windows
- * Controlled access-intercom
- * 24 Hour emergency maintenance
- * The building is professionally managed by FitzGerald Properties Real Estate Management

The security deposit is only \$500

To arrange a time to see the apartment, please call Eric Omand of FitzGerald Properties at 202-337-5447 or email agent@fitzprop.com.

6th St NE at E St NE ([google map](#)) ([yahoo map](#))

- Location: Capitol Hill
- it's NOT ok to contact this poster with services or other commercial interests

Posting ID: 3586361738 Posted: 2013-02-25, 12:29PM EST Edited: 2013-02-25, 2:30PM EST [email to a friend](#)

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Studio / 425 SQ FT

<http://washingtondc.craigslist.org/doc/apa/3636807211.html>

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Reply zw4cz-3636807211@hous.craigslist.org 

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Posted: 2013-02-22, 6:37PM EST

\$1450 Studio / 425 SQ FT (DC)



ALL UTILITIES ARE INCLUDED!!! The studio apartment with a total of 425 square feet of living space has a large dressing area. This building is in the heart of Capitol Hill and a short walk to the Union Station. Call today at 1-888-837-6170 or visit us @ Capitalplazaapts.com .

Housing Choice Vouchers Welcome

Vales De Eleccion de Vivienda Bienvenidos

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Studio / 425 SQ FT

<http://washingtondc.craigslist.org/doc/apa/3636807211.html>

Dreyfuss Management LLC.

EHO

- Location: DC
- it's NOT ok to contact this poster with services or other commercial interests

Posting ID: 3636807211 Posted: 2013-02-22, 6:37PM EST [email to a friend](#)

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[Avoid scams, deal locally!](#) **DO NOT wire money (Western Union, Moneygram)**, or rent a unit sight unseen [More info](#)

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[Reply](#) nmkvd-3631049930@hous.craigslist.org

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Posted: 2013-02-20, 12:12PM EST

\$725 Studio Apartment - Close to US Capitol (Capitol Hill)

Studio Apartment in a great location - walk to Union Station or Eastern Market Metro Stations. Near Capitol Hill amenities such as restaurants, coffee shops, drycleaners, banks, etc.

Studio has a single room that serves as a living room/bedroom; closet, bathroom, separate kitchen. Shared washer/dryer on premises. Shared courtyard for morning coffee or grilling.

\$725 monthly. Year lease. One month security deposit. Heat, water and sewer included in rent. Electric and cooking gas additional. Available March 1 (possibly earlier).

6th St. NE at A St. NE ([google map](#)) ([yahoo map](#))

- Location: Capitol Hill
- it's NOT ok to contact this poster with services or other commercial interests



6th St. NE at A St. NE

Posting ID: 3631049930 Posted: 2013-02-20, 12:12PM EST Edited: 2013-02-20, 12:15PM EST [email to a friend](#)

[Stating a discriminatory preference in a housing post is illegal](#) - please flag such posts as prohibited [More info](#)

[Avoid scams, deal locally!](#) DO NOT wire money (Western Union, Moneygram), or rent a unit sight unseen [More info](#)

EXHIBIT B

BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	BZA 18515	Case Name:	200 5th Street SE LLP
Address or Square/Lot(s) of Property		200 5th SE Sq 843 Lot 18	
Relief Requested	Variance		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	02/12/13	Was proper notice given?	Yes ☒	No ☐
-----------------------------	----------	--------------------------	---	-----------------------------

Description of how notice was given. e-mail; website; SE Library;
Newspaper

Number of members that constitutes a quorum	6	Number of members present at the meeting:	10
---	---	---	----

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):

Please see attached.

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):

Please see attached.

AUTHORIZATION

ANC	6B	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	10-0-0
Name of the person authorized by the ANC to present the report:		Chair or designee	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:		Brian Flahaven	
Signature of Chairperson/ Vice-Chairperson:		Date:	02/15/13

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.

ANC 6B

Capitol Hill / Southeast

921 Pennsylvania Avenue SE
Suite 305
Washington, DC 20003-2141
202-543-3344 (office)
202-543-3507 (fax)
office@anc6b.org

Executive Director
Susan Eads Role

February 15, 2013

Board of Zoning Adjustment
District of Columbia Office of Zoning
c/o Clifford Moy
441 4th Street NW, Suite 200/210-S
Washington, DC 20001

OFFICERS

Chair
Brian Flahaven

Vice-Chair
Ivan Frishberg

Secretary
Philip Peisch

Treasurer
Brian Pate

Parliamentarian
Nichole Opkins

VIA E-MAIL: bzsubmissions@dc.gov

RE: BZA #18515, 200 5th Street SE, pursuant to 11 DCMR § 3103.2, variance from lot area requirements under subsection 401.11 to convert a structure from four residential units and a dental office into a six residential unit apartment house in the CAP/R-4 District

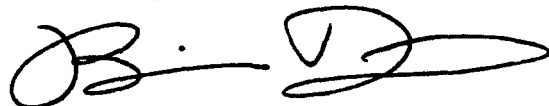
Dear Mr. Moy:

At its regularly scheduled, properly noticed meeting on February 12, 2013, with a quorum present, Advisory Neighborhood Commission (ANC) 6B voted 10-0 in support of the applicant's above-referenced request.

ANC 6B took this action after reviewing the applicant's documentation, and it believes the project's impact on light, air, and privacy will be negligible.

Please contact Susan Eads Role if you have questions or need further information.
Thank you.

Sincerely,



Brian Flahaven
Chair

COMMISSIONERS

SMD 1 *David Garrison*
SMD 2 *Ivan Frishberg*
SMD 3 *Philip Peisch*
SMD 4 *Kirsten Oldenburg*
SMD 5 *Brian Pate*
SMD 6 *Nichole Opkins*
SMD 7 *Sara Loveland*
SMD 8 *Chander Jayaraman*
SMD 9 *Brian Flahaven*
SMD 10 *Francis Campbell*

EXHIBIT C

Date: 2/3/13

Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of Application No. 18515

Dear Members of the Board:

I am writing to express my support for 200 5th Street SE, LLC's application for zoning relief at 200 5th Street, SE to convert a structure from four residential units and a dental office to six residential units. I urge the Board to approve the application as proposed.

The plans for the applicant's proposed project have been explained to me. The proposed project will not have a substantially adverse effect on the use or enjoyment of our nearby home. Nor will it affect our light, air, or privacy. The project is comparable to other projects in our immediate vicinity, and will not visually intrude upon the character, scale, or pattern of the houses in our neighborhood.

Thank you for the opportunity to provide feedback.

Sincerely,

 (Signature)

Name: Robin Moody

Address: 505 INDEPENDENCE AVE, SE
WASH. DC 20003

Adj. Cam

Date: 2/11/13

Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of Application No. 18515

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Thank you for the opportunity to provide feedback.

Sincerely,

Holly Hexter (Signature)

Name: Holly Hexter

Address: 506 Independence Ave SE
Washington, DC 20003

Adjacent

Date: 2/3/13

Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of Application No. 18515

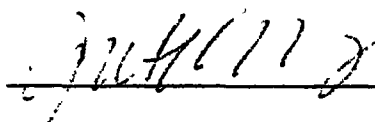
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Thank you for the opportunity to provide feedback.

Sincerely,

 (Signature)

Name: Gretchen Lamberg

Address: 507 Independence Ave
DC 20003

Adjutant

Date: 2/3/13

Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of Application No. 18515

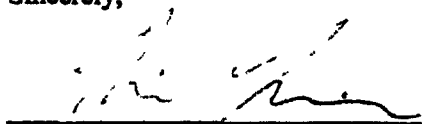
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Thank you for the opportunity to provide feedback.

Sincerely,



(Signature)

Name: Rick Ferrini

Address: 513 Independence Ave, SE
Washington, DC 20003

Adjourned

Date: 2/5/12

Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of Application No. 18515

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Thank you for the opportunity to provide feedback.

Sincerely,

 (Signature)

Name: Jon Gendron

Address: 112 5th St. SE
Washington DC 20003

Adj. for AM

Date: 2/11/13

Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of Application No. 18515

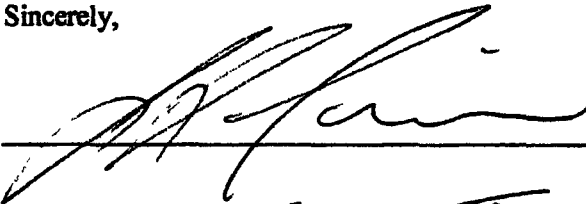
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Thank you for the opportunity to provide feedback.

Sincerely,

 (Signature)

Name: JAMES TRAINUM

Address: 414 SEWARD SQ 101
WASHINGTON DC 20003

Adjunct

Date: 2/11/13

Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of Application No. 18515

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Thank you for the opportunity to provide feedback.

Sincerely,

Lindsay C (Signature)

Name: Lindsay Cox

Address: 421 Independence Ave SE
2
Washington, DC
20003

Adjutant

Date:

2-3-2013

Board of Zoning Adjustment

441 4th Street N.W.

Suite 210S

Washington, DC 20001

Re: Letter in Support of Application No. 18515

Dear Members of the Board:

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Thank you for the opportunity to provide feedback.

Sincerely,



(Signature)

Name:

TED WELLNIK

Address:

200 5th St SE. Apt
Washington DC 20003

Adjunct

Date: 2/11/13

Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of Application No. 18515

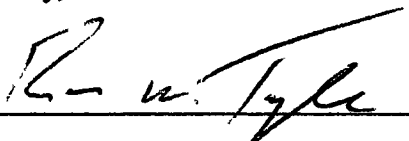
Dear Members of the Board:

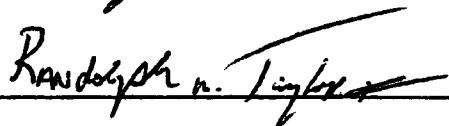
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Thank you for the opportunity to provide feedback.

Sincerely,

 (Signature)

Name: 

Address: 326 Independence Ave. SE
Washington DC 20003

Date: 2-10-13

Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of Application No. 18515

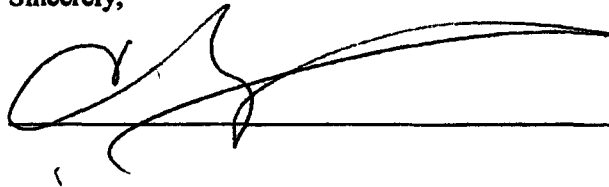
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Thank you for the opportunity to provide feedback.

Sincerely,



(Signature)

Name:

CHERYL LOW

Address:

509 6TH ST SE

WASHINGTON DC 20003

Date: 2-10-2013

Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of Application No. 18515

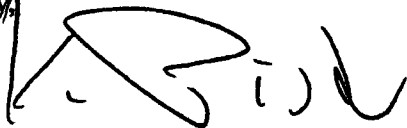
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Thank you for the opportunity to provide feedback.

Sincerely,



(Signature)

Name:

KATHARINA PLATOR

Address:

123 4th St S.E.
WASHINGTON DC 20002

Date: 2/16/13

Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

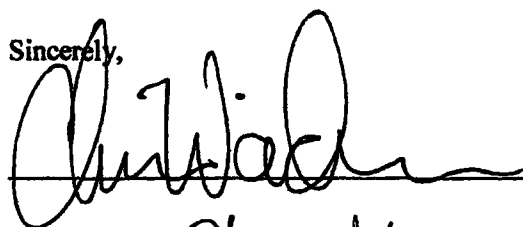
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Thank you for the opportunity to provide feedback.

Sincerely,
 (Signature)

Name: Chris Wideman

Address: 127 4th Street, S.E.
Washington DC 20003

Date: 2/11/13

Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of Application No. 18515

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Thank you for the opportunity to provide feedback.

Sincerely,



(Signature)

Name: Armando Galvez

Address: 200 4th St SE
20003

Date: 2/10/13

Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of Application No. 18515

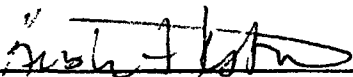
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Thank you for the opportunity to provide feedback.

Sincerely,

 (Signature)

Name: Kristen Kestner

Address: 121 4th St. SE

Wash DC 20003

Date: 2/9/13

Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of Application No. 18515

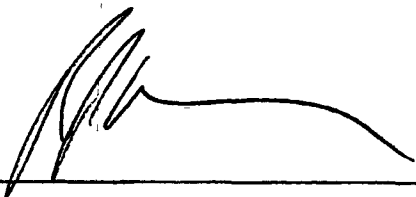
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Thank you for the opportunity to provide feedback.

Sincerely,



(Signature)

Name:

Richard McGregor

Address:

221 4th Street SE
Washington DC 20002

Date: 2/10/13

Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of Application No. 18515

Dear Members of the Board:

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Thank you for the opportunity to provide feedback.

Sincerely,

B. J. (Signature)

Name: Ben Feldman

Address: 116 4th St. SE
Washington, DC 20003

Date: 2/10/13

Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of Application No. 18515

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Thank you for the opportunity to provide feedback.

Sincerely,

 (Signature)

Name: Julie Feldman

Address: 116 4th St SE
Wash DC 20003

Date: 2/10/12

Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of Application No. 18515

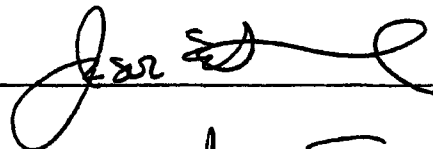
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Thank you for the opportunity to provide feedback.

Sincerely,

 (Signature)

Name:

Jason Townsend

Address:

327 4th St SE
WDC 20003

Date: 2/10/13

Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of Application No. 18515

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Thank you for the opportunity to provide feedback.

Sincerely,

Ana Townsend (Signature)

Name: Ana Townsend

Address: 327 4th St SE
WDC 20003

Date: 2/10/13

Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of Application No. 18515

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Thank you for the opportunity to provide feedback.

Sincerely,

Michael Brizp (Signature)

Name:

Michael Brizp

Address:

1419 4th St SE
Washington DC 20003

Date: 2/10/13

Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of Application No. 18515

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Thank you for the opportunity to provide feedback.

Sincerely,

Arthur Whitmore (Signature)

Name: Arthur Whitmore

Address: 119 4th St SE
WDC 20003

Date: 2/3/13

Board of Zoning Adjustment
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of Application No. 18515

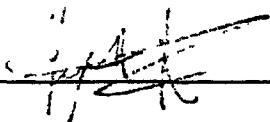
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Thank you for the opportunity to provide feedback.

Sincerely, ,

 _____ (Signature)

Name: George H. Doe

Address: 616 Insurance Ave SE

