

GRIFFIN, MURPHY, MOLDENHAUER & WIGGINS, LLP

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BOARD OF ZONING ADJUSTMENT
 District of Columbia

CASE NO. 18560EXHIBIT NO. 36

RECEIVED
 D.C. OFFICE OF ZONING
 2013 JUL 12 PM 4:20

Executive Summary

Case No. 18560

Site Description

Address: 3545 13th Street, NW
Square/Lot: Sq. 2833, Lot 120

Zoning: R-4

Existing: Flat

Historic District: None

Public Transportation:

- Metro:
 - Columbia Heights
 - GA Ave-Petworth
- Metrobus Routes: 52, 53, 54, 63, 64 & H8
- Capital Bikeshare:
 - Park & Holmead. (19 docks)
 - Ga. & New Hamp. (15 docks)
- Car Sharing:
 - Zipcar: 7 spaces
 - Car2Go

Cases:

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

Project Description

Applicant	3545 13 th Street, LLC
Proposal	4-unit Condominium
Relief Sought	Lot Area (\$401.3) Possible amendment for compact parking relief (\$2215)
Variance Standard	Exceptional Circumstance: Confluence of Factors 1. Inefficient layout and unique history; 2. Prior nonresidential use; 3. Second floor stairwell is not compliant with DC Building Code; and 4. Dilapidated condition of existing structure. Strict Application Results in Practical Difficulty: • Economic infeasibility due to costly renovation. • Fewer than four units results in a loss or far less than a reasonable return. No Detriment to Public Good: • Renovates dilapidated structure. • Returns structure to residential use as intended by Zone Plan. • Provides more parking spaces than required by the Zoning Regulations. • Applicant voluntarily installing permeable pavers to improve stormwater management. • Provides needed addition to housing supply.

Comments of District Agencies and Community:

- Attended April 10, May 8 & July 10 ANC 1A meetings
- SMD Representative voted in support despite ANC vote of denial
- Letters of Support from Neighbors
- DDOT Support letter

LAW OFFICES
GRIFFIN, MURPHY, MOLDENHAUER & WIGGINS, LLP

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ERIC M. DANIEL (MD, DC)

DIRECT DIAL: 202-530-1482
DIRECT EMAIL: mmoldenhauer@washlaw.com

July 12, 2013

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

Re: Application No. 18560 – 3545 13th Street NW (Square 2833, Lot 120)
Prehearing Statement of the Applicant

Chairman Lloyd Jordan and Honorable Members of the Board:

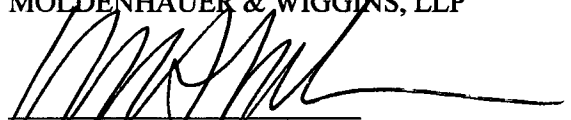
On behalf of Applicant 3545 13th Street, LLC, enclosed please find the Prehearing Statement for the above-referenced application and updated architectural plans. At the June 11 hearing held by the Board of Zoning Adjustment (the "Board"), the Board approved the Applicant's Request for Postponement. The Board asked that submissions be due July 12, 2013 and scheduled the hearing for July 16, 2013.

Since the June 11 hearing, the Applicant has provided an Alternative Parking Plan with an additional parking space and has offered to use permeable paver at the rear of the Property to address comments from the community and ANC. The Applicant also attended a third ANC Meeting on July 10, 2013 to present the project and answer questions.

Thank you for your attention to this matter

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP



By: Meredith H. Moldenhauer

Enclosures:

Cc: Advisory Neighborhood Commission 1A
c/o Thomas Boisvert, Chair and SMD Representative (via email)
Karen Thomas, Office of Planning (via email)
Cliff Moy, Board of Zoning Adjustment (via email)

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

**APPLICATION OF
3545 13TH STREET, LLC**

**BZA APPLICATION NO. 18560
HEARING DATE: JULY 16, 2013**

PREHEARING STATEMENT OF THE APPLICANT

I. NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of 3545 13th Street, LLC (the “Applicant”), the owner of property located at 3545 13th Street NW, Lot 120 in Square 2833 (the “Property”) in support of its application for variance relief, pursuant to 11 DCMR §3103.2, regarding the lot area requirement (§401.3) to allow the Applicant to convert a flat, where a three-unit structure is permitted as a matter of right, to a four-unit condominium in the 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: Neighbor Letters in Support

Exhibit B: Revised Profit & Loss Analysis with Alternative Parking Plan

Exhibit C: MRIS Comparables

Exhibit D: Alternative Parking Plan

Exhibit E: Permeable Paver Sample

Exhibit F: Updated Architectural Plans

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 inefficient layout and unique history of the existing structure; (2) the second floor stairwell is not compliant with the D.C. Building Code; and (3) the physically deteriorated condition of the building.

At the time of acquisition, the Applicant observed that the first floor was not designed as a residential unit. The unit included a large bar installed along the far wall of the first floor and small rooms with pillows. Furthermore, nearby property owners have confirmed that the Property was previously being used for nonresidential purposes. One nearby neighbor, who has lived in the neighborhood for 28 years, indicated that she believed the Property was being use for inappropriate purposes. She would commonly see men walking in and out of the Property as early as 4:00am when she left for work. *See* Letter from Ms. Campbell at Exhibit A. Another neighbor saw trucks delivering large shipments of alcohol to the Property. Based on the odd physical layout and condition of the Property, in conjunction with the neighbors’ statements, it is the Applicant’s belief that the Property was previously being used for inappropriate nonresidential purposes.

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

In the Initial Submission, 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. The Applicant seeks only to further substantiate the record as to the exceptional situation and practical difficulty due to the financial infeasibility of a matter of right renovation. Under §401.3, the conversion of a building or structure to an apartment house in the R-4 District is permitted, but requires a minimum of 900 square feet of lot area per apartment unit. In light of the extensive renovations required, a four-unit structure is required for the project to be financially feasible.

The exceptional conditions at the Property greatly limit the likelihood that an individual would purchase the Property and invest the costs required to convert the Property into a single-family home. The Property is very large and would be over a million dollars which is not marketable in this area of Columbia Heights. Moreover, while a “single-family home” is not a viable financial option it would most likely, if sold to an investor, be used as a group home resulting in more density than the four units proposed.

The Applicant has demonstrated that without a variance the Property will not generate a fair and reasonable return on investment. The infeasibility is due to the requirement to bring the structure up to code with respect to the existing noncompliant second floor stairwell, the wasted space as result of the first floor stairwell configuration, and the existing layout and prior use of the structure. It is not simply that the permitted three unit structure would produce less of a profit for the Applicant; but rather *any* renovation of the existing structure that results in income from the sale of only three units would result in an economically infeasible project. *See Revised Profit & Loss Analysis with Alternative Parking Plan at Exhibit B; See also MRIS Comparables at Exhibit C.*

A three-unit project, which is permitted as matter-of-right, would result in a net profit of only \$28,592 on a \$1.58 million investment. Thus the annual return on investment, over the eighteen month

holding period from the time of purchase through redevelopment and sale of the units, is only 1.4%. The proposed four-unit project, for which zoning relief is now sought, would result in a net profit of \$179,798 on a \$1.79 million investment, a modest annual return on investment of only 6.8%. If the alternative parking plan is implemented, the net profit would decrease to \$171,798 on a \$1.80 million investment, an annual return of only 6.3%. Thus, the three-unit project results in an economically infeasible project while the four-unit project results in a reasonable return to the Applicant. Therefore, a practical difficulty exists because the existing structure requires such a large investment that construction and renovation becomes feasible only with the sale of four units.

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. Returning the Property to all residential use, in contrast to the prior commercial and potentially illegal use at the Property, is a benefit to the community. Furthermore, the footprint of the building, other than a small rear deck, will remain unchanged, leaving the lot occupancy, rear yard, and other requirements to remain permitted as a matter of right. In fact, lot occupancy at the Property is actually decreasing.

On April 10, the Applicant attended the ANC 1A meeting to present the project and answer any questions. At that meeting no opposition was voiced. At their May 8 ANC meeting, the ANC voted to recommend denial of the application by a vote of 5-0 with 5 abstentions. The Applicant voluntarily requested a postponement to engage those concerned about the project and present again to the ANC.

At their July 10 ANC Meeting, the Applicant presented the updated plans, which include additional parking as more specifically described below. ANC 1A voted 6-4 with 2 abstentions to recommend denial of the application. While the second vote is still opposed, we would like to note for the Board that the four commissioners in support includes Thomas Boisvert who is both the chair and

Single Member District representative in this case. Residents that live in the immediate area have proffered letters in support of this application. *See Exhibit A.*

During the postponement period, the Applicant, through his counsel, requested and offered to sit down and talk with those concerned and in opposition to the proposed project to no avail. Emails were exchanged but the offer to meet and discuss was ignored. We note that in these communications from opposed neighbors, a majority of the concerns expressed are not germane to these proceedings, as they are generalized concerns about density which are more appropriately addressed by legislative reform.

1. Parking

The Applicant's proposed project provides more off-street parking than is required by the Zoning Regulations. The structure, at 4 units, has a parking requirement of 1 space. The Applicant's Initial Submission provided for two spaces, exceeding the amount of parking required in the Zoning Regulations. Particularly because the Property is only blocks from the Columbia Heights metro, complaints regarding traffic and parking due to additional units are inappropriately directed at this project. Richard Klugman, an individual seeking party status in opposition to this application, testified before the Board in support of his own application at 3603 13th Street, NW for 401.3 lot area relief and 2101.1 parking relief that "... there are two metro stops on the green line within 10 minutes walk, there are several buses on 14th Street and 11th Street and I think public transportation is more than adequate to that neighborhood." *See BZA Case No. 18511 Transcript, p. 33 and p. 55.* DDOT, after considering vehicular, pedestrian, and bicycle trips as well as parking, determined that the impacts, if any, would be minor and has submitted a letter indicating no objection to the requested zoning relief. *See DDOT Report, BZA Record at Exhibit 25.*

Notwithstanding the above, the Applicant has made every attempt to redesign the rear of the Property to incorporate additional parking spaces and mitigate neighborhood concerns. *See Alternative Parking Plan at Exhibit D.* The Applicant has worked closely with his architect to rework the

arrangement of the spaces to provide three compact spaces. Providing the third parking space will require additional relief from §2115. Section 2115.2 allows up to 40% of the required parking spaces to be compact spaces in a parking area of 25 or more spaces. Section 2115.4 requires that compact spaces be placed in groups of at least five. The proposed plans provide a group of only three compact spaces. Thus, if the Board prefers that the Applicant proceed under the Alternative Parking Plan, the Applicant amends the relief requested to include §2115.

In addition, the Applicant is willing to implement permeable pavers at the rear of the Property. *See* Sample Permeable Paver Sample at Exhibit E. While a significant additional expense for the Applicant, the permeable pavers will greatly enhance storm water management at the Property by reducing the degree of imperviousness at the Property. The District Department of the Environment has made reducing stormwater runoff pollution a key policy goal and plans to finalize new regulations this year. The purpose of the new regulations is to retain stormwater onsite to prevent polluted, untreated runoff from entering the District's waterways. The Zoning Regulations Review ("ZRR") also promotes use of permeable pavers in its calculation of the Green Area Ratio with the goal of reducing stormwater runoff. In this instance, the Applicant is voluntarily enhancing stormwater management at the Property for the good of neighboring property owners and the broader community.

2. Density

Generalized concerns regarding the evolution of the Columbia Heights neighborhood, population growth, and the opposition's preference for single-family houses rather than apartments or condominiums are misguided. The Property is not currently a single-family house but rather a two-unit flat. Furthermore, the regulations permit the use of the Property as a three-unit apartment or condominium as a matter-of-right. Therefore, the focus of the application is primarily on the distinction between the three-unit structure permitted as a matter of right and the four-unit structure proposed. Furthermore, the request

for one additional unit should be viewed relative to the higher intensity use and unwanted traffic generated by the Property previously.

Therefore, the Applicant reiterates that the application will not cause detriment to the public good or be inconsistent with the Zone Plan.

V. WITNESSES

The following witnesses will appear on behalf of the Applicant:

1. Moe Pishvaeian, on behalf of the Applicant;
2. James Killette, Architect on behalf of Killette & Associations;
3. Alan Dalton, Realtor on behalf of ADMC Realty Group; and
4. Allison Campbell, Neighbor

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 July 16, 2013.

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP



By: Meridith H Moldenhauer

EXHIBIT A

July 11, 2013

Lloyd Jordan, Chairman
Board of Zoning Adjustment
441 4th Street N.W.
Washington, DC 20001

Letter in Support for 3545 13th Street NW
BZA Application No. 18560

Dear Chairman Jordan:

I have met with Moe many times and have seen what a great job he has done in other parts of my neighborhood. I know his 4 unit project at this property will be great and way better than what looked like a whore house that was previously at the property.

I live across from 3545 13th Street NW with my mom for 28 years and I don't understand why anyone would not support Moe's project. I leave my home around 4:00am each morning for my job with the District of Columbia government and would often see a large number of men walking in and out of that house, even at that time of the day. This property is poorly maintained and very run down.

I strongly urge the Board to approve the application.

Allison Campbell

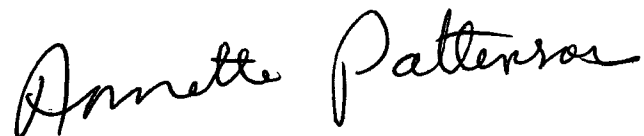
A handwritten signature in black ink, appearing to read 'Allison Campbell', with a large, stylized initial 'A' and a long, sweeping horizontal stroke at the end.

July 5, 2013

Mr. Chairman Jordan,

I wanted to take a moment to say I support Moe's project on 13th Street. He has been great to work with so far and I know he will do a great job with his project. He showed me his plans and I know it will make the neighborhood a better place to live. This property is in bad shape. As a long-time resident in this area I know this property well and it's not a safe place. I do not know what is going on in there but I know it is not just a house. I think Moe should be given approval by the BZA to allow the 4 units instead of 3 units.

Thank you,

A handwritten signature in black ink that reads "Annette Patterson". The script is cursive and fluid, with the first name "Annette" and the last name "Patterson" clearly legible.

July 11th, 2013

Dear BZA,

My name is HERNAN MENDE. I am a resident at 3538 13th St, only a few blocks from 3545 13th Street NW. This rear garage at the property was blighted, unsafe, and an eyesore for our community. Moe has shown me what he plans to do at this location and I think it would be a lot better for our neighborhood than what is there now.

The pictures of Moe's other projects reassures me that he will do a careful job and turn this property into an asset for our community. I support Moe's application and I hope the Board of Zoning Adjustment will too.

Thanks,

A handwritten signature in black ink, appearing to read "Hernan Mende", with a stylized flourish at the end.

Date: 4/14/13

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

Re: Letter in Support of BZA Application No. 18560 - 3545 13th Street NW

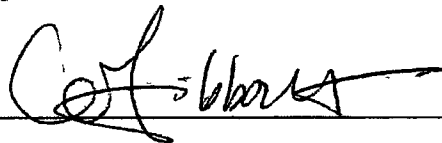
Dear Members of the Board:

I am writing to express my support for the application for zoning relief at 3545 13th Street NW submitted by 3545 13th Street, LLC (the "Applicant") to allow conversion of a flat to a four-unit apartment. 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: CRISTA GIBBONS

Address: 3520 13th St NW
WDC 20010

202-258-7946
gibbonsdc@gmail.com

Date: 4/14/13

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

Re: Letter in Support of BZA Application No. 18560 - 3545 13th Street NW

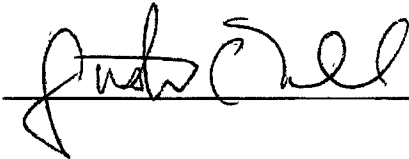
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Thank you for the opportunity to provide feedback.

Sincerely,

 _____ (Signature)

Name: Justin O'Neill

Address: 3522 13th St NW
Washington, D.C., 20010
410 302 1930
justin.j. oneill@gmail.com

Date: 4/14/13

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,

Ashley Hall (Signature)

Name: Ashley Hall

Address: 3522 13th ST NW
Washington DC 20010
(410) 362-1930
ahall@~~omni~~omniLearn.com

Date: April 14, 2013

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,

Tehani Finch (Signature)

Name: Tehani Finch

Address: 3530 13th ST NW
Washington DC 20010

Date: 4/14/13

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,

Ryan Farley (Signature)

Name:

Ryan Farley

Address:

3531 13th St NW
Washington, DC 20010
rfarley84@gmail.com
971-998-8158

Date: 4/14

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

Re: Letter in Support of BZA Application No. 18560 - 3545 13th Street NW

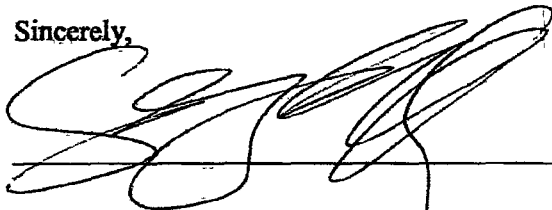
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Thank you for the opportunity to provide feedback.

Sincerely,



(Signature)

Name:

Sarah Longwell

Address:

3532 13th St NW Apt 1

20010

717 386 5048

Sarah.Longwell@gmail.com

Date:

4/16/13

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

Re: Letter in Support of BZA Application No. 18560 - 3545 13th Street NW

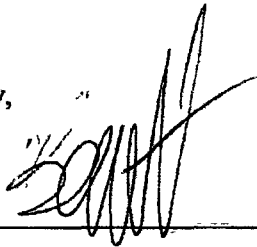
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Thank you for the opportunity to provide feedback.

Sincerely,



(Signature)

Name:

Bennett Gordon

Address:

3533 13th St. NW
Washington DC 20010

Bennettg81@hotmail.com

Date: 4/14/13

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

Re: Letter in Support of BZA Application No. 18560 - 3545 13th Street NW

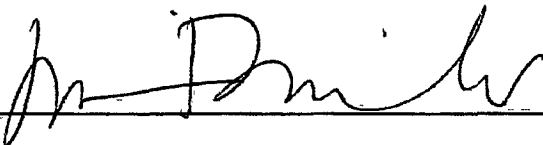
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Thank you for the opportunity to provide feedback.

Sincerely,

 (Signature)

Name: LARISSA PRESNIAKOV

Address: 3533 13th ST NW
WASH, DC 20010
202-842-2566
LARISSAPRESNIAKOV@GMAIL.COM

Date: 4/14/13

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:

Leonard J. Kelly

Address:

3535 13th St NW

Date: 4-16-13

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,

K. Lonia P. Lee FOR DELLA SIMMONS (Signature)

Name: Della Simmons

Address: 3541 13th St NW
202-234-1465

Date: 4-16-13

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

Re: Letter in Support of BZA Application No. 18560 - 3545 13th Street NW

Dear Members of the Board:

I am writing to express my support for the application for zoning relief at 3545 13th Street NW submitted by 3545 13th Street, LLC (the "Applicant") to allow conversion of a flat to a four-unit apartment. 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,

Matthew Ursino (Signature)

Name: Matthew Ursino

Address: 3546 13th St NW #2
ursinotepe@hotmail.com
732-673-7548

Date: 4/14/13

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

Re: Letter in Support of BZA Application No. 18560 - 3545 13th Street NW

Dear Members of the Board:

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Thank you for the opportunity to provide feedback.

Sincerely,

Natalie Seller (Signature)

Name: Natalie Seller

Address: 3546 13th St NW
#3

Washington DC
20010

540 421 5334
nataliebeecky@hotmail.com

Date: 4/14/13

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

Re: Letter in Support of BZA Application No. 18560 - 3545 13th Street NW

Dear Members of the Board:

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Thank you for the opportunity to provide feedback.

Sincerely,



(Signature)

Name:

Yancy Vasquez
3545 13th St NW

Address:

Washington DC
202 423 7903
Vasquez.Yancy@yahoo.com

Date: 4-14

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

Re: Letter in Support of BZA Application No. 18560 - 3545 13th Street NW

Dear Members of the Board:

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Thank you for the opportunity to provide feedback.

Sincerely,



(Signature)

Name: Todd Beckett

Address: 3545 13th St NW
Washington DC 20010
202-412-2458
toddbeckett@gmail.com

Date: 4-14-13

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

Re: Letter in Support of BZA Application No. 18560 - 3545 13th Street NW

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Thank you for the opportunity to provide feedback.

Sincerely,

William S Prince (Signature)

Name: William S Prince

Address: 3576 13th St NW
Washington, DC 20010
202-253-6872

Date: 4/14/13

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

Re: Letter in Support of BZA Application No. 18560 - 3545 13th Street NW

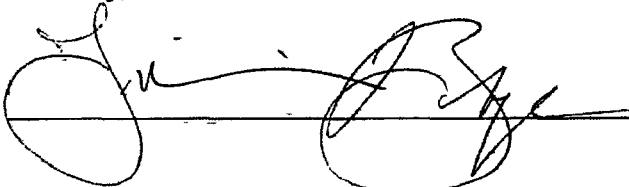
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Thank you for the opportunity to provide feedback.

Sincerely,

 (Signature)

Name: Jillian Blazek

Address: 3585 13th St. NW
Washington DC 20010
484 568-2863
jillian.blazek@gmail.com

Date: 4/14/13

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

Re: Letter in Support of BZA Application No. 18560 - 3545 13th Street NW

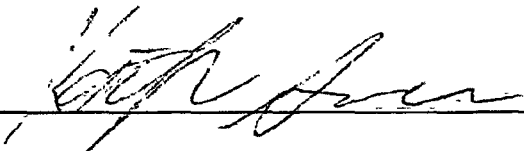
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Thank you for the opportunity to provide feedback.

Sincerely,

 (Signature)

Name: Kaitlyn Aversa

Address: 3600 13th St NW
Washington DC, 20010
(609) 240-1846

Date: 4-14-15

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

Re: Letter in Support of BZA Application No. 18560 - 3545 13th Street NW

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Thank you for the opportunity to provide feedback.

Sincerely,

Elizabeth M. Goldberg (Signature)

Name: Elizabeth Goldberg

Address: 3600 13th St NW
630-209-7998

Date: 4/14

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

Re: Letter in Support of BZA Application No. 18560 - 3545 13th Street NW

Dear Members of the Board:

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Thank you for the opportunity to provide feedback.

Sincerely,

Renata Lana (Signature)

Name: Renata Lana

Address: 3605 13th St. NW
202 725 0004
rlana dc@yahoo.com

Date: 2/14/13

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

Re: Letter in Support of BZA Application No. 18560 - 3545 13th Street NW

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Thank you for the opportunity to provide feedback.

Sincerely,

 (Signature)

Name: Ricky Green

Address: 3633 13th St N.W. Bost Apt
at rickygre@gmail.com
202 423-6020

Date: April 14, 2013

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

Re: Letter in Support of BZA Application No. 18560 - 3545 13th Street NW

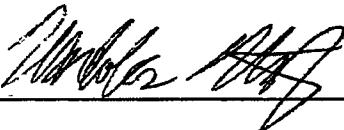
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Thank you for the opportunity to provide feedback.

Sincerely,

 (Signature)

Name: NICHOLAS MARZOTTO

Address: 3704 15th St. NW
202 - 388-4196

Date: 4-14

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

Re: Letter in Support of BZA Application No. 18560 - 3545 13th Street NW

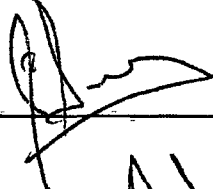
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Thank you for the opportunity to provide feedback.

Sincerely,



(Signature)

Name: Adrian Soriano

Address: 3702 13th St NW
202-380 9965

July 11th, 2013

Dear BZA,

My name is ANDREW GAIDORS¹⁷N. I am a resident at 3538 13th ST, NW, only a few blocks from 3545 13th Street NW. This rear garage at the property was blighted, unsafe, and an eyesore for our community. Moe has shown me what he plans to do at this location and I think it would be a lot better for our neighborhood than what is there now.

The pictures of Moe's other projects reassures me that he will do a careful job and turn this property into an asset for our community. I support Moe's application and I hope the Board of Zoning Adjustment will too.

Thanks,

A handwritten signature in black ink, appearing to read "Andrew Gaidors", with a stylized flourish at the end.

EXHIBIT B

PROFIT AND LOSS ANALYSIS

3545 13th Street NW

MATTER OF RIGHT PROJECT

3-Unit Apartment Building

\$630,000	Purchase Price
\$521,280	Renovation Hard Cost Estimate (3258 sq ft at \$160 per sq ft)
\$0	No New Structure
\$40,000	Fire Sprinkler
\$56,128	Condominium Warranty Bond (10% of Construction)
\$189,000	Sales Costs (12%: Agents Commission/DC Taxes, Condo Tax & Closing Help)
\$110,000	Soft Costs Estimate (Interest/Legal Fees/Architect Fees/Plans/Permits/Property Taxes/Insurance)
\$1,546,408	TOTAL INVESTMENT

\$1,575,000	PROJECTED SALE PRICE (\$425K + \$500K + \$600K)
\$28,592	NET PROFIT

PROPOSED PROJECT

4-UNIT APARTMENT BUILDING

\$630,000	Purchase Price
\$645,120	Renovation Hard Cost Estimate (4,032 sq. ft. at \$160 per sq. ft.)
\$38,700	New Construction (774 sq. ft. at additional \$50 per sq. ft.)
\$40,000	Fire Sprinkler
\$72,382	Condominium Warranty Bond (10% of Construction)
\$234,000	Sales Costs (12%:Agents Commission/DC Taxes, Condo Tax & Closing Help)
\$110,000	Soft Costs Estimate (Interest/Legal Fees/Architect Fees/Plans/Permits/Property Taxes/Insurance)
\$1,770,202	TOTAL INVESTMENT

\$1,950,000	PROJECTED SALE PRICE (\$425k, \$475k, \$500k, \$550k)
\$179,798	NET PROFIT

PROPOSED PROJECT

4-UNIT APARTMENT BUILDING (with Alternative Parking Plan)

\$630,000	Purchase Price
\$645,120	Renovation Hard Cost Estimate (4,032 sq. ft. at \$160 per sq. ft.)
\$38,700	New Construction (774 sq. ft. at additional \$50 per sq. ft.)
\$40,000	Fire Sprinkler
\$72,382	Condominium Warranty Bond (10% of Construction)
\$30,000	Excavation and Permeable Paver
\$237,000	Sales Costs (12%:Agents Commission/DC Taxes, Condo Tax & Closing Help)
\$110,000	Soft Costs Estimate (Interest/Legal Fees/Architect Fees/Plans/Permits/Property Taxes/Insurance)
\$1,803,202	TOTAL INVESTMENT

\$1,975,000	PROJECTED SALE PRICE (\$425k, \$500k, \$500k, \$550k)
\$171,798	NET PROFIT

EXHIBIT C

Residential Listings Summary Report



Page 1 of 1
20-Jun-2013
3 12 pm

Status	ML#	Address	List Price	BR	FB	HB	Lvl	Fpl	Gar	Bsmt	Acres	Age	DOMM		Style/Type	TLA
													DOMP	Adv Sub		
Sold	DC7953431	1103 Park Rd Nw #8, Washington	\$689,899	2	2	1	1	00	0	0	N	000	12/12	Columbia Heights	Garden 1-4 F/Contempora	
Sold	DC7991027	1105 Park Rd Nw #7, Washington	\$645,000	2	2	1	1	00	0	0	N	000	51/51	Columbia Heights	Garden 1-4 F/Other	
Sold	DC7971747	1215 Park Rd Nw #3, Washington	\$645,000	2	2	0	1	00	0	0	N	000	11/11	Columbia Heights	Attach/Row H/Federal	
Sold	DC8076140	1348 Monroe St Nw #B, Washingto	\$599,000	2	2	1	2	00	0	1	N	000	5/5	Columbia Heights	Townhouse/Federal	1,572
Sold	DC8060588	1362 Otis Pl Nw #2 Penthouse, Wa	\$639,000	2	1	1	2	00	2	0	N	000	5/5	Columbia Heights	Penthouse/Contemporary	1,481
Sold	DC7921879	1215 Park Rd Nw #1, Washington	\$579,000	2	2	0	1	00	0	0	N	000	7/7	Columbia Heights	Attach/Row H/Federal	
Sold	DC7971746	1215 Park Rd Nw #2, Washington	\$589,000	2	2	0	1	00	0	0	N	000	42/42	Columbia Heights	Attach/Row H/Federal	
Sold	DC7892155	3609 13Th St Nw #Ph-3, Washingto	\$549,000	2	2	0	1	00	0	0	N	000	0/0	Columbia Heights	Attach/Row H/Contempor	2,272
Sold	DC7889793	3609 13Th St Nw #2, Washington	\$499,000	2	2	0	1	00	0	0	N	000	4/4	Columbia Heights	Attach/Row H/Contempor	2,272
Sold	DC8004720	1327 Otis Pl Nw #3, Washington	\$489,000	2	2	0	1	00	0	0	N	000	28/28	Columbia Heights	Multi-Family/Contemporar	
Sold	DC7919179	3512 New Hampshire Ave Nw #1, W	\$432,500	2	2	1	2	00	1	0	Y	000	61/61	Columbia Heights	Semi-Detache/Colonial	1,162
Sold	DC7892128	3609 13Th St Nw #1, Washington	\$425,000	2	2	0	1	00	0	0	N	000	84/84	Columbia Heights	Patio Home/International	2,272
Sold	DC8006757	3473 14Th St Nw #3, Washington	\$399,500	2	1	0	1	00	0	0	N	000	32/32	Columbia Heights	Attach/Row H/Victorian	676
Sold	DC7975525	754 Park Rd Nw #06, Washington	\$389,000	2	1	1	1	00	0	0	N	000	2/2	Columbia Heights	Garden 1-4 F/Colonial	
Sold	DC7976060	754 Park Rd Nw #04, Washington	\$389,000	2	1	1	1	00	0	0	N	000	2/2	Columbia Heights	Garden 1-4 F/Colonial	
Sold	DC8062727	1438 Meridian Pl Nw #305, Washin	\$377,500	2	2	0	1	00	0	0	N	000	8/8	Columbia Heights	Garden 1-4 F/Other	614
Sold	DC7934235	1438 Meridian Pl Nw #206, Washin	\$374,000	2	2	0	1	00	0	0	N	000	4/4	Columbia Heights	Garden 1-4 F/Federal	634
Sold	DC7893476	739 Newton Pl Nw #103, Washingto	\$385,000	2	2	0	1	00	0	0	N	000	25/25	Columbia Heights	Garden 1-4 F/Contempora	751
Sold	DC7960648	754 Park Rd Nw #02, Washington	\$359,000	2	1	1	1	00	0	0	N	000	73/73	Columbia Heights	Garden 1-4 F/Colonial	

Courtesy of: Mark Griffin

Home (202) 530-7157

Cell

Company Mark G Griffin

Office

Office (202) 939-0936

Email mgriffin@washlaw.com

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 Book - Customer (9 UP)



1103 PARK RD NW #8 \$689,899
WASHINGTON, DC 20010-2020 DC7953431
Garden 1-4 Floors, Contemporary **SOLD**
BR/FB/HB: 2/2/1 Lvl: 1 Fpls: 0 Yr Blt: 1912
Gar/Cpt/Assgn: // ADC Map: XXX
Acres: HOA/Condo: / \$329.75
Int Sqft: 1,161 DOMM/DOMP: 12/12
Adv Sub: COLUMBIA HEIGHT
Bsmt Type:
Heat: Natural Gas, Forced Air
REDFIN CORPORATION Taxes: \$0
Close Date: 03-Dec-2012 Close Price: \$680,000



1105 PARK RD NW #7 \$645,000
WASHINGTON, DC 20010-2020 DC7991027
Garden 1-4 Floors, Other **SOLD**
BR/FB/HB: 2/2/1 Lvl: 1 Fpls: 0 Yr Blt: 1912
Gar/Cpt/Assgn: // ADC Map: XXX
Acres: HOA/Condo: / \$324.00
Int Sqft: 1,126 DOMM/DOMP: 51/51
Adv Sub: COLUMBIA HEIGHT
Bsmt Type:
Heat: Natural Gas, Forced Air
LONG & FOSTER REAL EST/ Taxes: \$0
Close Date: 19-Apr-2013 Close Price: \$655,000



1215 PARK RD NW #3 \$645,000
WASHINGTON, DC 20010 DC7971747
Attach/Row Hse, Federal **SOLD**
BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 0 Yr Blt: 2012
Gar/Cpt/Assgn: // ADC Map: XXXX
Acres: HOA/Condo: / \$150.00
Int Sqft: 1,227 DOMM/DOMP: 11/11
Adv Sub: COLUMBIA HEIGHT
Bsmt Type:
Heat: Natural Gas, Central, Forced Air
GREENLINE REAL ESTATE, I Taxes:
Close Date: 01-Feb-2013 Close Price: \$645,000



1348 MONROE ST NW #B \$599,000
WASHINGTON, DC 20010 DC8076140
Townhouse, Federal **SOLD**
BR/FB/HB: 2/2/1 Lvl: 2 Fpls: 0 Yr Blt: 2005
Gar/Cpt/Assgn: 1// ADC Map: GPS
Acres: HOA/Condo: / \$383.00
Int Sqft: 0 DOMM/DOMP: 5/5
Adv Sub: COLUMBIA HEIGHT
Bsmt Type:
Heat: Electric, Heat Pump(s)
LONG & FOSTER REAL EST/ Taxes: \$5,804
Close Date: 18-Jun-2013 Close Price: \$640,000



1362 OTIS PL NW #2 PENTHOUSE \$639,000
WASHINGTON, DC 20010 DC8060588
Penthouse, Contemporary **SOLD**
BR/FB/HB: 2/1/1 Lvl: 2 Fpls: 2 Yr Blt: 1910
Gar/Cpt/Assgn: // ADC Map: 000
Acres: HOA/Condo: / \$264.34
Int Sqft: 1,481 DOMM/DOMP: 5/5
Adv Sub: COLUMBIA HEIGHT
Bsmt Type:
Heat: Electric, Forced Air
TTR SOTHEY'S INTERNATI Taxes: \$4,107
Close Date: 28-May-2013 Close Price: \$622,000



1215 PARK RD NW #1 \$579,000
WASHINGTON, DC 20010 DC7921879
Attach/Row Hse, Federal **SOLD**
BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 0 Yr Blt: 2012
Gar/Cpt/Assgn: // ADC Map: XXXX
Acres: HOA/Condo: / \$150.00
Int Sqft: 1,191 DOMM/DOMP: 7/7
Adv Sub: COLUMBIA HEIGHT
Bsmt Type:
Heat: Natural Gas, Central, Forced Air
GREENLINE REAL ESTATE, I Taxes:
Close Date: 31-Dec-2012 Close Price: \$605,000



1215 PARK RD NW #2 \$589,000
WASHINGTON, DC 20010 DC7971746
Attach/Row Hse, Federal **SOLD**
BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 0 Yr Blt: 2012
Gar/Cpt/Assgn: // ADC Map: XXXX
Acres: HOA/Condo: / \$150.00
Int Sqft: 1,129 DOMM/DOMP: 42/42
Adv Sub: COLUMBIA HEIGHT
Bsmt Type:
Heat: Natural Gas, Central, Forced Air
GREENLINE REAL ESTATE, I Taxes:
Close Date: 28-Mar-2013 Close Price: \$585,000



3609 13TH ST NW #PH-3 \$549,000
WASHINGTON, DC 20010-1408 DC7892155
Attach/Row Hse, Contemporary **SOLD**
BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 0 Yr Blt: 1909
Gar/Cpt/Assgn: // ADC Map: 2900/1003
Acres: HOA/Condo: \$0.00 / \$213.01
Int Sqft: 1,000 DOMM/DOMP: 0/0
Adv Sub: COLUMBIA HEIGHT
Bsmt Type:
Heat: Natural Gas, Forced Air
RE/MAX ALLEGIANCE Taxes: \$3,757
Close Date: 31-Aug-2012 Close Price: \$562,750



3609 13TH ST NW #2 \$499,000
WASHINGTON, DC 20010-1408 DC7889793
Attach/Row Hse, Contemporary **SOLD**
BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 0 Yr Blt: 1909
Gar/Cpt/Assgn: // ADC Map: 2900/1003
Acres: HOA/Condo: \$0.00 / \$212.95
Int Sqft: 1,000 DOMM/DOMP: 4/4
Adv Sub: COLUMBIA HEIGHT
Bsmt Type:
Heat: Natural Gas, Forced Air
RE/MAX ALLEGIANCE Taxes: \$3,757
Close Date: 29-Aug-2012 Close Price: \$514,000

Courtesy of: Mark Griffin

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

Copyright (c) 2013 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.



Residential Book - Customer (9 UP)



1327 OTIS PL NW #3 \$489,000
WASHINGTON, DC 20010 DC8004720
Multi-Family, Contemporary **SOLD**
BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 0 Yr Blt: 2007
Gar/Cpt/Assgn: // ADC Map: TBD
Acres: HOA/Condo: \$175.00 / \$175.00
Int Sqft: 1,200 DOMM/DOMP: 28/28
Adv Sub: COLUMBIA HEIGHT
Bsmt Type:
Heat: Electric, Energy Star Heating System, F
MCWILLIAMS/BALLARD INC. Taxes: \$0
Close Date: 04-Apr-2013 Close Price: \$489,000

3512 NEW HAMPSHIRE AVE NW #1 \$432,500
WASHINGTON, DC 20010-1512 DC7919179
Semi-Detached, Colonial **SOLD**
BR/FB/HB: 2/2/1 Lvl: 2 Fpls: 1 Yr Blt: 1912
Gar/Cpt/Assgn: //1 ADC Map: N/A
Acres: HOA/Condo: / \$209.00
Int Sqft: 0 DOMM/DOMP: 61/61
Adv Sub: COLUMBIA HEIGHT
Bsmt Type: Fully Finished
Heat: Electric, Forced Air
KELLER WILLIAMS REALTY Taxes: \$2,805
Close Date: 15-Feb-2013 Close Price: \$432,500

3609 13TH ST NW #1 \$425,000
WASHINGTON, DC 20010-1408 DC7892128
Patio Home, International **SOLD**
BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 0 Yr Blt: 1909
Gar/Cpt/Assgn: // ADC Map: 2900/1003
Acres: HOA/Condo: \$0.00 / \$212.95
Int Sqft: 1,045 DOMM/DOMP: 84/84
Adv Sub: COLUMBIA HEIGHT
Bsmt Type:
Heat: Natural Gas, Forced Air
RE/MAX ALLEGIANCE Taxes: \$3,757
Close Date: 18-Jan-2013 Close Price: \$430,000



3473 14TH ST NW #3 \$399,500
WASHINGTON, DC 20010-3465 DC8006757
Attach/Row Hse, Victorian **SOLD**
BR/FB/HB: 2/1/0 Lvl: 1 Fpls: 0 Yr Blt: 1910
Gar/Cpt/Assgn: // ADC Map: TBD
Acres: HOA/Condo: \$0.00 / \$223.28
Int Sqft: 850 DOMM/DOMP: 32/32
Adv Sub: COLUMBIA HEIGHT
Bsmt Type:
Heat: Electric, Forced Air
WASHINGTON FINE PROPER Taxes: \$2,792
Close Date: 17-Apr-2013 Close Price: \$397,000

754 PARK RD NW #06 \$389,000
WASHINGTON, DC 20010-1518 DC7975525
Garden 1-4 Floors, Colonial **SOLD**
BR/FB/HB: 2/1/1 Lvl: 1 Fpls: 0 Yr Blt: 1960
Gar/Cpt/Assgn: // ADC Map: XXX
Acres: HOA/Condo: / \$123.00
Int Sqft: 850 DOMM/DOMP: 2/2
Adv Sub: COLUMBIA HEIGHT
Bsmt Type:
Heat: Electric, Central
FAIRFAX REALTY, INC. Taxes: \$4,140
Close Date: 17-Dec-2012 Close Price: \$386,000

754 PARK RD NW #04 \$389,000
WASHINGTON, DC 20010-1518 DC7976060
Garden 1-4 Floors, Colonial **SOLD**
BR/FB/HB: 2/1/1 Lvl: 1 Fpls: 0 Yr Blt: 1960
Gar/Cpt/Assgn: // ADC Map: XXX
Acres: HOA/Condo: / \$123.00
Int Sqft: 850 DOMM/DOMP: 2/2
Adv Sub: COLUMBIA HEIGHT
Bsmt Type:
Heat: Electric, Central
FAIRFAX REALTY, INC. Taxes: \$4,140
Close Date: 31-Dec-2012 Close Price: \$380,000



1438 MERIDIAN PL NW #305 \$377,500
WASHINGTON, DC 20010-1939 DC8062727
Garden 1-4 Floors, Other **SOLD**
BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 0 Yr Blt: 1910
Gar/Cpt/Assgn: // ADC Map: 3G18
Acres: HOA/Condo: / \$263.00
Int Sqft: 614 DOMM/DOMP: 8/8
Adv Sub: COLUMBIA HEIGHT
Bsmt Type:
Heat: Electric, Forced Air
COTTAGE STREET REALTY I Taxes: \$2,280
Close Date: 12-Jun-2013 Close Price: \$377,500

1438 MERIDIAN PL NW #206 \$374,000
WASHINGTON, DC 20010-1924 DC7934235
Garden 1-4 Floors, Federal **SOLD**
BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 0 Yr Blt: 1910
Gar/Cpt/Assgn: // ADC Map: GREAT!
Acres: HOA/Condo: / \$247.00
Int Sqft: 0 DOMM/DOMP: 4/4
Adv Sub: COLUMBIA HEIGHT
Bsmt Type:
Heat: Electric, Forced Air
LINDSAY REISHMAN REAL E Taxes: \$2,457
Close Date: 30-Oct-2012 Close Price: \$374,000

739 NEWTON PL NW #103 \$385,000
WASHINGTON, DC 20010-1513 DC7893476
Garden 1-4 Floors, Contemporary **SOLD**
BR/FB/HB: 2/2/0 Lvl: 1 Fpls: 0 Yr Blt: 1959
Gar/Cpt/Assgn: // ADC Map: GPS
Acres: HOA/Condo: / \$310.00
Int Sqft: 751 DOMM/DOMP: 25/25
Adv Sub: COLUMBIA HEIGHT
Bsmt Type:
Heat: Natural Gas, Forced Air
COLDWELL BANKER RESIDI Taxes: \$2,728
Close Date: 18-Sep-2012 Close Price: \$373,000

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.





754 PARK RD NW #02 \$359,000
WASHINGTON, DC 20010-1518 DC7960648
Garden 1-4 Floors, Colonial SOLD
BR/FB/HB: 2/1/1 Lvis: 1 Fpls: 0 Yr Blt: 1960
Gar/Cpt/Assgn: // ADC Map: XXX
Acres: HOA/Condo: / \$123.00
Int Sqft: 850 DOMM/DOMP: 73/73
Adv Sub: COLUMBIA HEIGHT
Bsmt Type:
Heat: Natural Gas, Central
FAIRFAX REALTY, INC. Taxes: \$4,140
Close Date: 28-Feb-2013 Close Price: \$349,000

Courtesy of: Mark Griffin

Home: (202) 530-7157

Cell:

Company: Mark G Griffin

Office:

Office: (202) 939-0936

Email: mgriffin@washlaw.com

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 Stats - Analysis Report

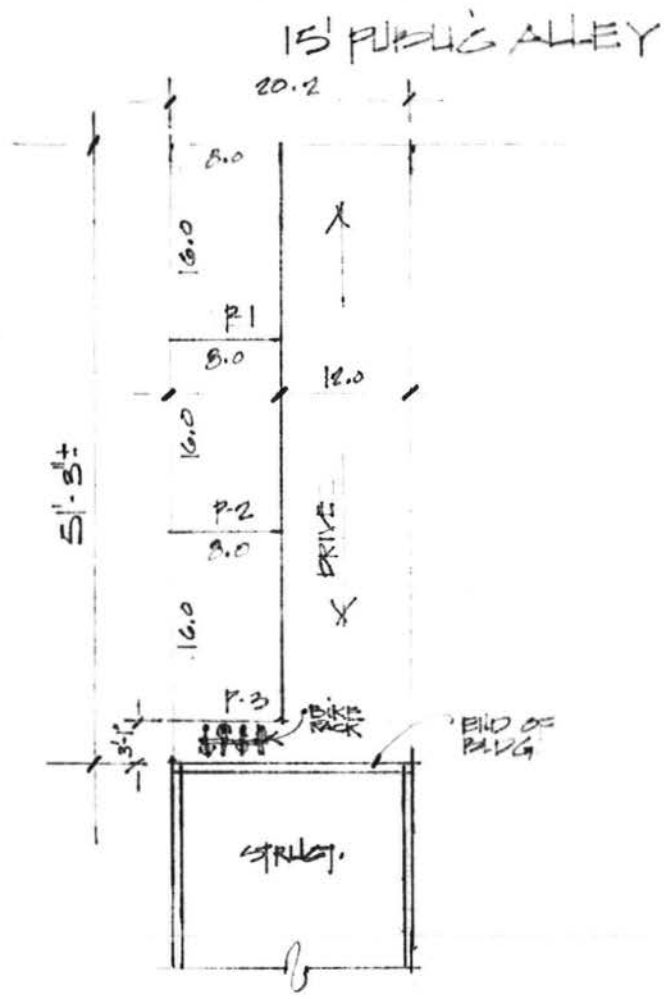
SOLD 19 LISTINGS

	Price when initially entered					Price at time of sale					DOMM	DOMP	Age
	Sold Price	Subsidy	Net Price	Orig. Price	% Of	Sold Price	Subsidy	Net Price	List Price	% Of			
Low	\$349,000	\$0	\$349,000	\$359,000	85.17	\$349,000	\$0	\$349,000	\$359,000	96.74	0	0	1
High	\$680,000	\$21,000	\$680,000	\$689,900	106.84	\$680,000	\$21,000	\$680,000	\$689,899	106.84	84	84	104
Median	\$489,000	\$0	\$489,000	\$499,000	99.23	\$489,000	\$0	\$489,000	\$489,000	100.00	11	11	101
Average	\$499,829	\$2,179	\$497,650	\$505,416	98.25	\$499,829	\$2,179	\$497,650	\$497,547	99.88	24	24	66

Report Totals Properties: 19

	List Price:	Orig. List Price:	% of:	Sold Price:	Subsidy:	Net Price:	DOMM:	DOMP:	Age:
Low	\$359,000	\$359,000	85.17	\$349,000	\$0	\$349,000	0	0	1
High	\$689,899	\$689,900	106.84	\$680,000	\$21,000	\$680,000	84	84	104
Median	\$489,000	\$499,000	99.23	\$489,000	\$0	\$489,000	11	11	101
Average	\$497,547	\$505,416	98.25	\$499,829	\$2,179	\$497,650	24	24	66

EXHIBIT D



parking plan
scale: $\frac{1}{8}" = 1'-0"$



KILLETTE AND ASSOCIATES

202-257-2237

JAMES W. KILLETTE KYM KILLETTE

ARCHITECTURAL CONSULTANT / 203K HUD CONSULTANT

3945 13TH STREET, NW - WASHINGTON, DC

EXHIBIT E

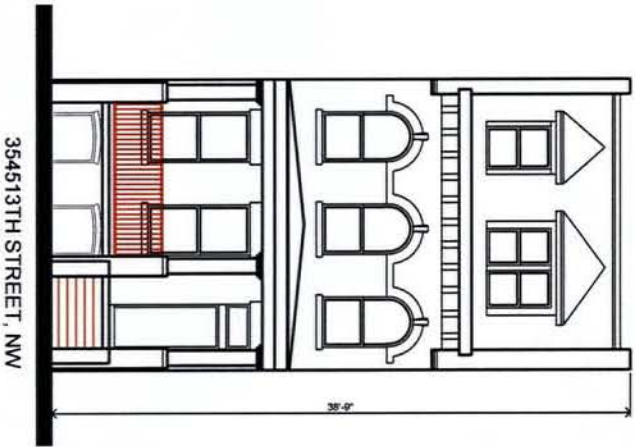
Sample Permeable Paver



EXHIBIT F

3545 13TH STREET, NW

conversion from single family dwelling to
four luxury flat style condominiums

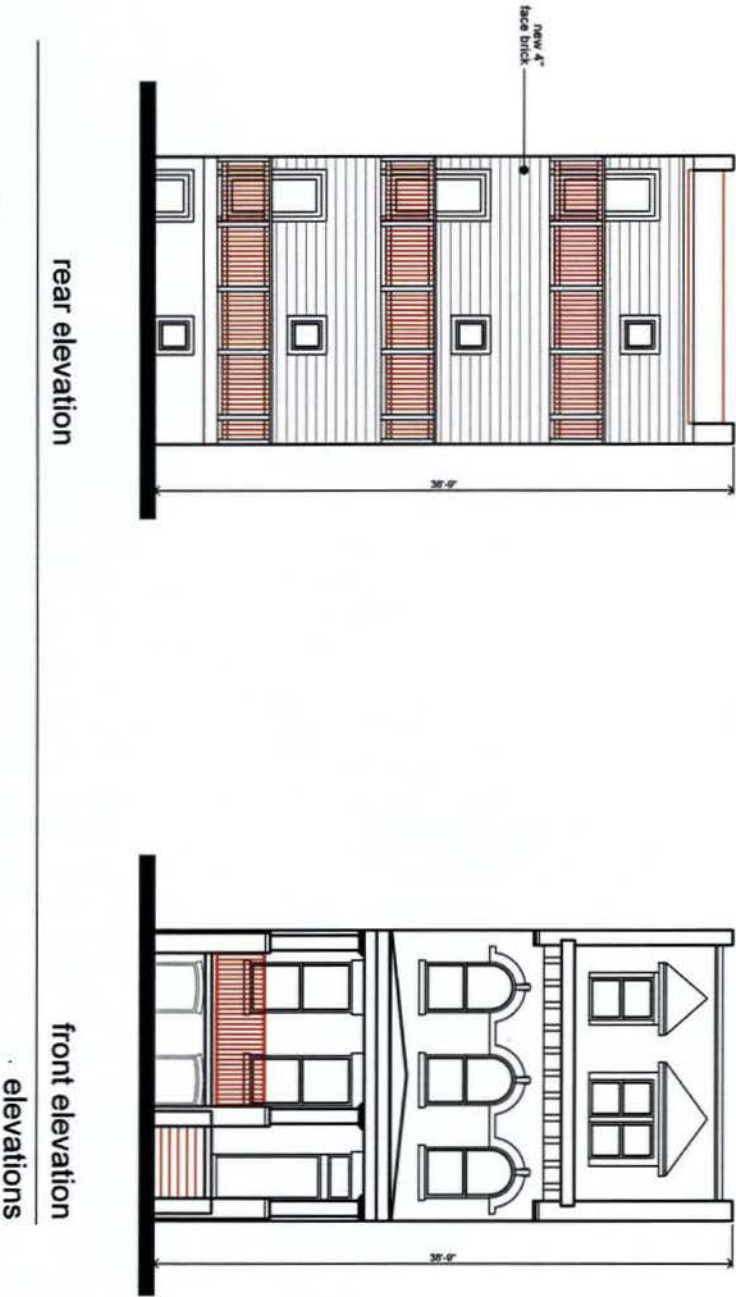


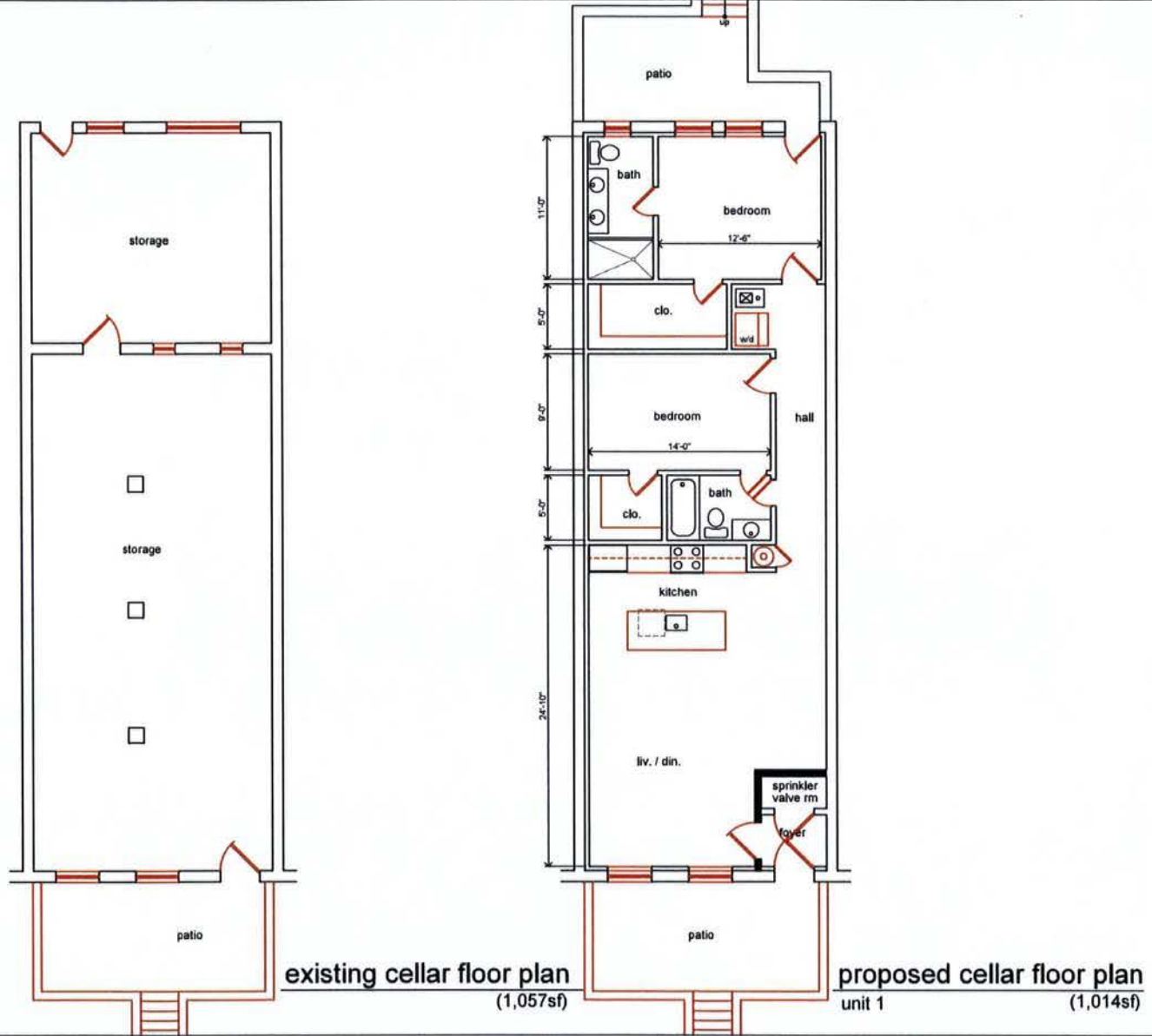
KILLETTE AND ASSOCIATES

JAMES W. KILLETTE KYM KILLETTE
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3545 13TH STREET, NW - WASHINGTON, DC

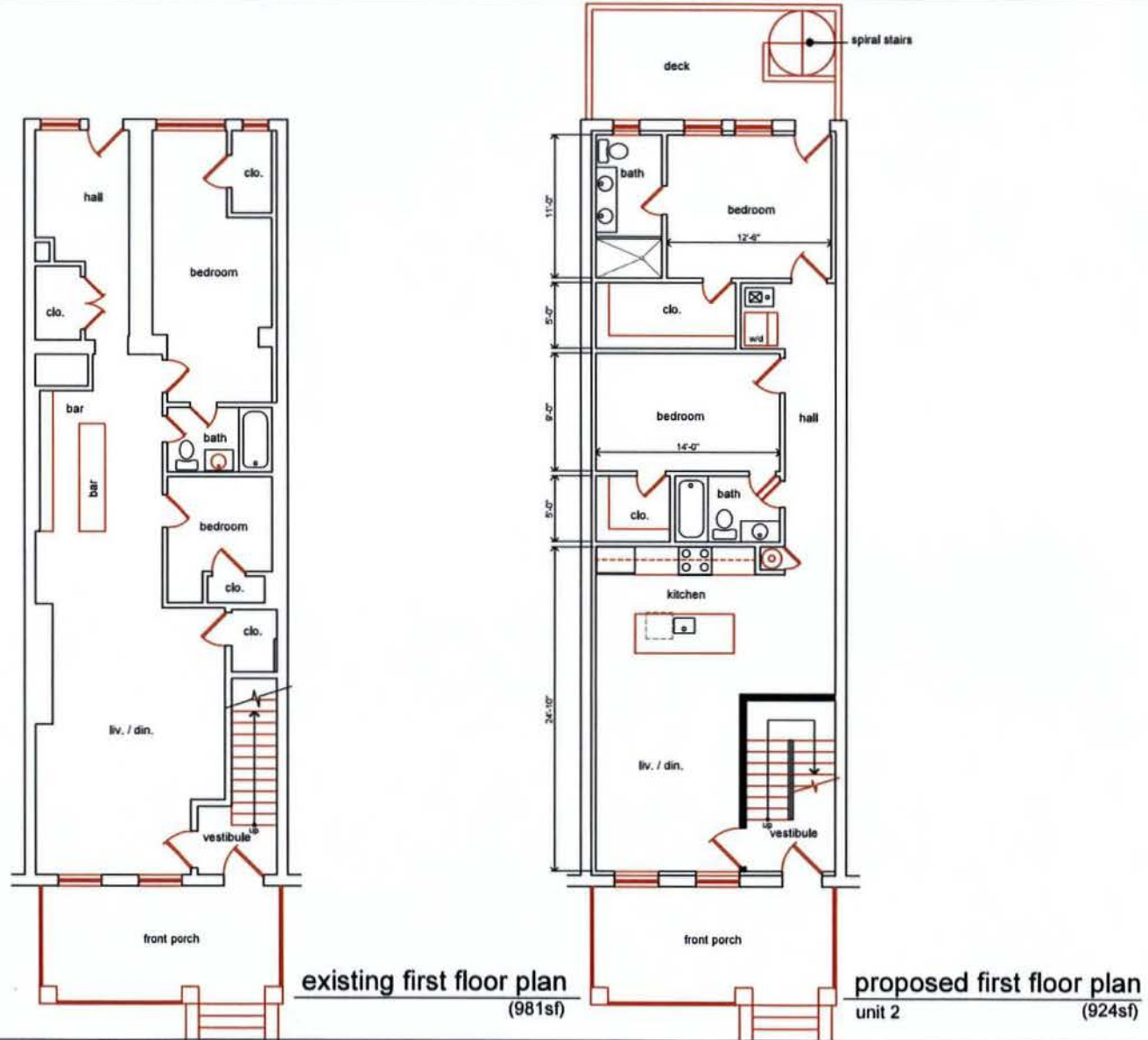
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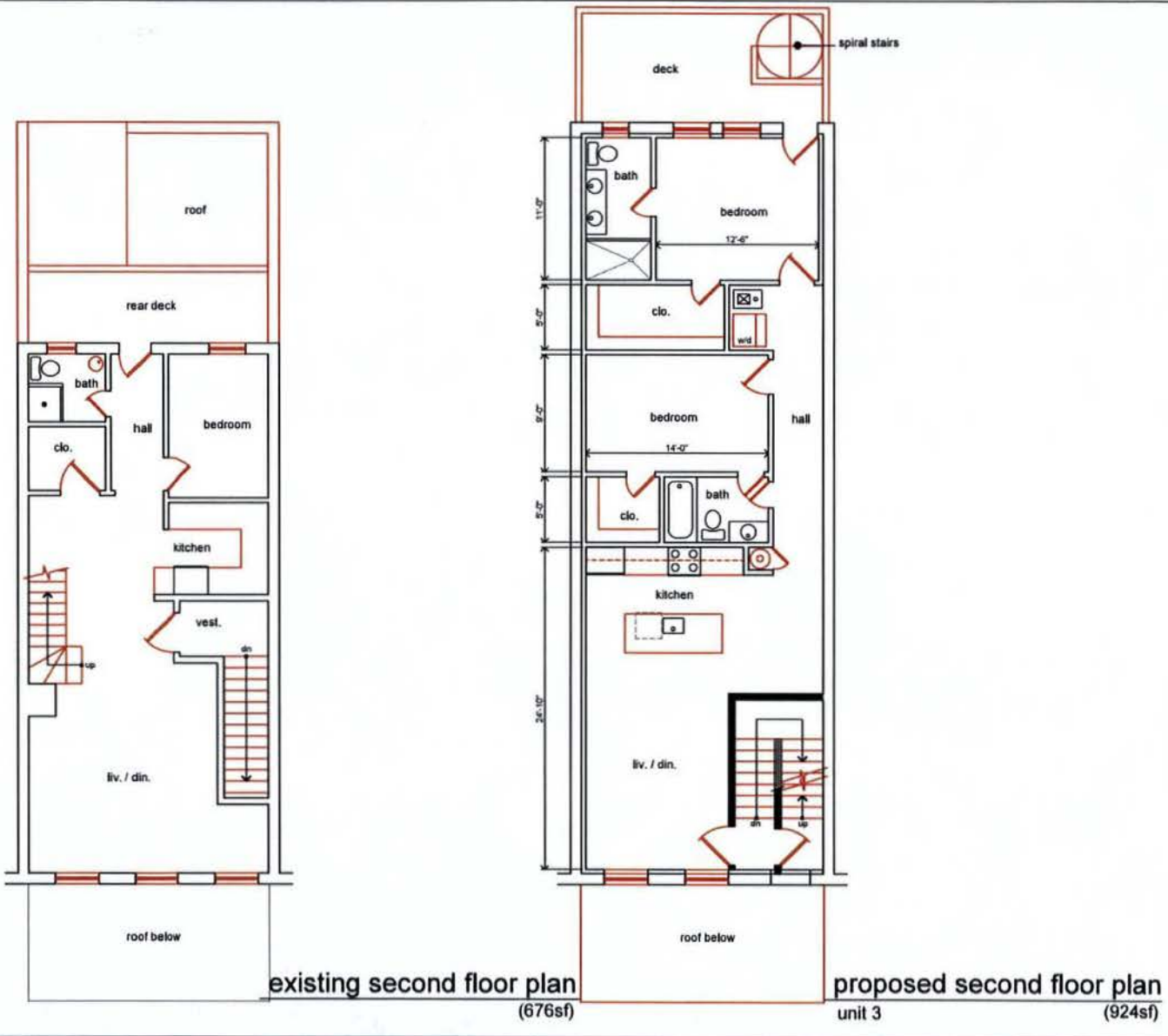
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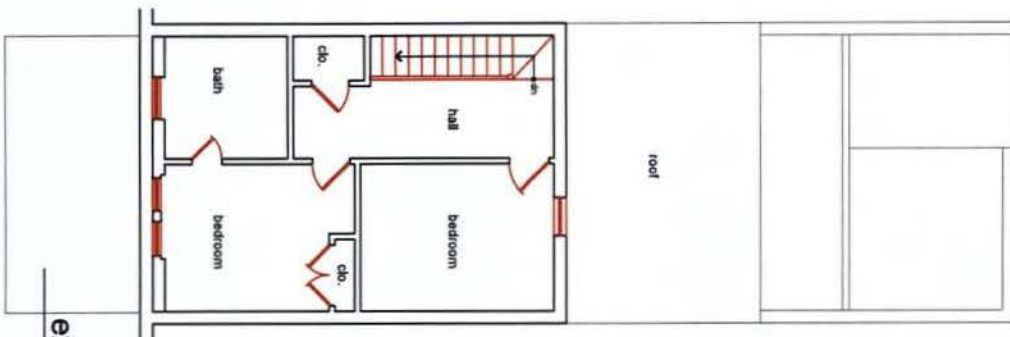


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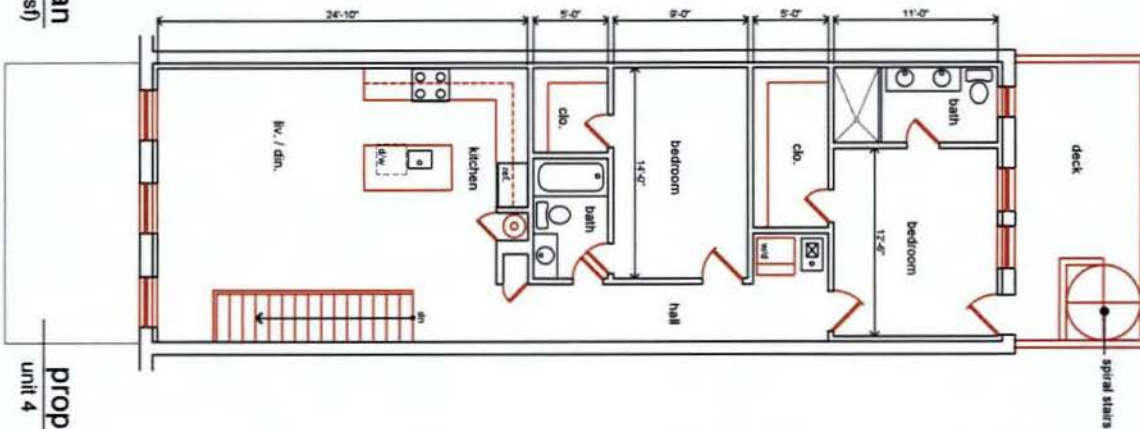
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a-3

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existing third floor plan
(424sf)



proposed third floor plan
unit 4
(1,017sf)

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