

SULLIVAN & BARROS, LLP

Real Estate | Zoning | Litigation | Business Law

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July 16, 2013

By Hand Delivery

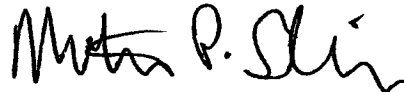
Lloyd Jordan, Chairman
Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: **Pre-Hearing Statement; BZA Application No. 18598; 3612-3614 Park Place, NW;
Square 3035, Lots 837 and 838**

Dear Chairman Jordan and Members of the Board,

Enclosed please find an original and ten (10) copies of the Applicant's pre-hearing statement.

Sincerely,



Martin P. Sullivan

enclosures

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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18598
EXHIBIT NO. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 18598
EXHIBIT NO. 26

BOARD OF ZONING ADJUSTMENT
APPLICATION NO. 18598
3612 Park Place LLC (“Applicant”)

Area Variance Relief
From Section 401.3 for 3612-3614 Park Place, N.W.

PRE-HEARING STATEMENT

I. Nature of Relief Sought.

This Statement is submitted on behalf of 3612 Park Place LLC (the “Applicant”), the owner of the property located at 3612-3614 Park Place, N.W. (Square 3035, Lots 838 and 837) (the “Property”), in support of area variance relief from the minimum lot area requirement of 11 DCMR § 401.3. In the R-4 zone, Section 330.5(e) of the Zoning Regulations allows the conversion of a building or other structure existing before May 12, 1958, to an apartment house, subject to the area limits of §401.3. Section 401.3 limits the number of units permitted in a converted apartment house to one apartment unit for each 900 square feet of land area. The Property has a land area of 4,521 square feet, which would allow five (5) apartment units as a matter-of-right. The Applicant is requesting area variance relief to provide one additional apartment unit, for a total of six (6) apartment units. The Applicant will provide five (5) fully compliant off-street parking spaces on the Property, four (4) spaces more than is required for a six-unit apartment building on the Property.

II. Description of the Property.

The Property consists of assessment and taxation lots No. 837 (3614 Park Place) and 838 (3612 Park Place). It is located within the R-4 zone district. The Property is in the Park View neighborhood of the District, and is directly across the street from the U.S. Soldier’s and Airmen’s Home (Armed Forces Retirement Home – Washington Campus). The land area of the Property, currently being subdivided into a single record lot, is 4,521 square feet. The Property is irregularly shaped, as the northeastern portion of the lot narrows as a result of the alley being offset in that

location. The Property borders public alleys on both the north side and the rear (west), and access to this alley system is available through three separate access points: through Otis Street, Newton Street, and Warder Street. The improvements on the Property, consisting of two row dwellings (the “Buildings”), were originally constructed simultaneously in 1915. They each contain approximately 1,380 square feet of living space.

The Buildings have been unoccupied and in a state of extraordinary disrepair for many years.¹ The years of neglect have resulted in the two structures deteriorating together, to the point where they now share significant structural deficiencies which have effectively prevented their restoration for many years. The structural condition of the Buildings is in sharp contrast to the rest of the block, on which almost every other property has been either well-maintained or successfully restored. These two buildings on the Property appear to be the missing piece to this block, making them extremely unique.

III. Proposed Project.

In addition to the restoration of the existing Buildings, the Applicant intends to build an addition per the plans attached as Exhibit A. The proposed project will comply with all other requirements of the Zoning Regulations, and the unique situation of the Property abutting an alley on two sides allows for independent access to each of the five (5) proposed parking spaces.

The unique physical condition of the Property, as described herein, presents significant economic practical difficulties that the Applicant must overcome to realize a viable and sustainable restoration of the Building with a fair and reasonable return. The unique conditions that cause the Applicant’s practical difficulty include not only the Building’s overall condition due to years of

¹ The Advisory Neighborhood Commission representative for this Property has informed the Applicant that the Buildings have been unoccupied and neglected for well over five years.

neglect, but also several pronounced structural deficiencies that require extraordinary expense to correct, as described in detail herein.

IV. Requested Relief

The Property's lot area is approximately 4,521 square feet, which would allow a matter-of-right conversion to a five-unit apartment house. The five-unit conversion, however, presents practical difficulties not only because of the extraordinary expense necessary to correct the structural problems and restore the Buildings, but also because of the difficulty in configuring an uneven number of units within the existing configuration of the two Buildings. The Applicant is therefore requesting area variance relief to provide just one additional unit above the five units permitted, for a total of six (6) units. The history of neglect of the Property, the Buildings' physical condition and extreme structural problems, and the corresponding market demographics make a five-unit conversion unnecessarily burdensome, and a 4-unit conversion impossible.

V. Variance Relief

Under D.C. Code §6-641.07(g)(3) and 11 DCMR §3103.2, the Board is authorized to grant an area variance where it finds that three conditions exist:

- (1) the property is affected by exceptional size, shape or topography or other extraordinary or exceptional situation or conditions;
- (2) the owner would encounter practical difficulties if the zoning regulations were strictly applied; and

- (3) the variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

See French v. District of Columbia Board of Zoning Adjustment, 628 A.2d 1023, 1035 (D.C. 1995); *see also, Capital Hill Restoration Society, Inc. v. District of Columbia Board of Zoning Adjustment*, 534 A.2d 939 (D.C. 1987).

An Applicant for area variance relief must demonstrate that, as a result of the exceptional situation or condition of the Property, it will encounter practical difficulties in strictly complying with the Zoning Regulations. See *Palmer v. District of Columbia Bd. of Zoning Adjustment*, 287 A.2d 535, 540-41 (D.C. 1972), noting that area variances have been allowed on proof of practical difficulties only while use variances require proof of hardship, a somewhat greater burden.” An applicant experiences practical difficulties when compliance with the Zoning Regulations would be “unnecessarily burdensome.” See *Gilmartin v. District of Columbia Bd. of Zoning Adjustment*, 579 A.2d 1164, 1170 (D.C. 1990).

As described herein, the three prongs of the area variance test are met by this Application.

A. The Property is Unique Because it is Affected by an Exceptional Situation or Condition.

The phrase “other extraordinary or exceptional situation or condition” in the above-quoted 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. D.C. Board of Zoning Adjustment*, 320 A.2nd 291, 294 (D.C. 1974). Moreover, the unique or exceptional situation or condition may arise from a

confluence of factors which affect a single property. Gilmartin v. D.C. Board of Zoning Adjustment, 579A.2nd 1164, 1168 (D.C. 1990).

In this case, the exceptional conditions include the Building's long history of neglect, its extremely poor general condition, and its specific structural problems which jeopardize the Building's viability and sustainability. The unique condition is furthered by the fact that the two Buildings have deteriorated simultaneously, making a successful restoration even more difficult. These exceptional conditions are in stark contrast to the remainder of this block, where the other structures are in excellent condition and fully occupied.

The condition of the Property is unique not only because the Property requires a complete restoration – including required work such as new roofing, windows, drywall, plumbing, electrical, HVAC, and more; but more importantly – and in contrast to many other 900-foot variance approvals - because the Applicant is faced with certain severe structural deficiencies which uniquely impact this Property. These structural deficiencies include:

- Roof leaks, lack of flashing and gutters, and improper grading – all due to the years of neglect - have resulted in catastrophic damage to exterior masonry walls, requiring their removal and replacement in some areas. Where masonry is salvageable, the mortar in such masonry has been eroded in many areas and needs repair.
- Masonry piers intended to support wood beams have failed, leaving the framing either poorly supported or not supported.
- Rotted floor joists and wall framing exists throughout the Buildings and must be replaced.
- The Buildings' concrete slabs have settled due to moisture in the soils – due to years of neglect – and are severely uneven and must be replaced.
- Because the Buildings have not had heating for many years, frost heave has caused displacement of the footings and masonry. Sections of the footings will therefore need to be replaced or underpinned.
- A prior apparent fire in the Buildings resulted in damaged floor joists.

- Due to neglect, the Buildings have pervasive mold growth, requiring remediation work throughout.
- Due to moisture damage, the entire roof framing must be replaced.

B. Strict Application of the Zoning Regulations Would Result in a Practical Difficulty to the Owner.

As a *direct* result of the Property's extraordinary situation and condition, there is extraordinary effort, cost, and risk (*i.e.*, practical difficulty) associated with restoring the Building as a matter-of-right. The Applicant is requesting relief of only one additional unit to relieve the unnecessary burden of doing this restoration in strict compliance with the minimum lot area restrictions for conversions in the R-4 zone district.

The Applicant has prepared a pro forma and a construction budget, evidencing the practical difficulty in restoring the Property as a five-unit conversion rather than a six-unit conversion.² The pro forma evidences a gross profit of only 2% prior to overhead deductions, which is an unsustainable amount of gross profit for a project with such significant structural concerns and development risks. The six-unit scenario will provide a gross profit of 11% prior to overhead allocations, which is in line with what the Board has noted in similar cases as a fair and reasonable return.

This is a typical situation that the BZA variance process was designed to address. The D.C. Court of Appeals has ruled that the variance procedure "is designed to provide relief from the strict letter or regulations, protect zoning legislation from constitutional attack, alleviate an unjust invasion of property rights and **prevent usable land from remaining idle.**" *Palmer v. D.C. Board of Zoning Adjustment*, 287 A.2d 535, 541, (D.C. 1972)(emphasis added). The requested relief in this

² The Applicant is the general contractor for this project, so the construction budget detail in Exhibit A was prepared in-house and the Applicant will be able to testify about the budget.

case will help achieve this objective by restoring a long-neglected and blighted Property to productive use and prevent it from remaining idle.

The D.C. Court of Appeals (the “Court”) has also consistently held that the economically viable use of property may be considered in deciding whether the strict application of the zoning requirements would result in a practical difficulty to an applicant.

In *Tyler v. D.C. Board of Zoning Adjustment*, 606 A.2d 1362 (D.C. 1982), the Court reversed and remanded a decision back to the BZA, in part, noting that the BZA should consider the applicant’s evidence of economic difficulties in a variance case. The applicant in *Tyler* testified and submitted evidence that the requested FAR and height variances were necessary to make a proposed project economically feasible. *Id.* At 1364. In reaching its decision, the BZA stated that it could not consider economic factors, and that the applicant’s financial information was irrelevant. *Id.* At 1365. However, relying upon prior precedents, the Court “reiterated that ‘[i]ncreased expense and inconvenience to applicants for a variance are among the proper factors for BZA’s consideration.’” *Id.* At 1367 [emphasis added].

The Board has on many occasions ruled that the physical condition of a property can be a unique condition that can result in an economic practical difficulty sufficient to provide relief from the strict requirements of the “900-foot rule” of Section 401.3.

Recent approvals include:

- BZA Application No. 18562 for 1538 New Jersey Avenue, an approval for six (6) units on 2,255 sq ft of land area.
- BZA Application No. 18515 for 200 5th Street, SE, an approval for six (6) units on 1,011 square feet of land area.
- Application No. 18448, for 1221 Otis Place, NW, an approval for four (4) units on 1,800 square feet of land in a structure which was occupied as a one-family dwelling when that applicant purchased it.

- Application No. 18436, for 2703 11th Street, NW, an approval to add a third-unit to an existing flat which was fully occupied prior to and during the application process.

These cases have varying types and degrees of unique conditions, relating to the condition of the Property, a history of vacancy and blight, or other unique conditions. A common aspect of these cases is the Board's recognition that the unique condition, in each case, causes additional costs in the conversion and restoration which are found to have caused practical difficulty to the Applicant in complying with a strict application of the Zoning Regulations. This Application is an exceptionally strong example of a neglected property with structural problems which cause a practical difficulty for the applicant.

Thus, applying the precedents established in and *Tyler*, and the other BZA decisions noted herein, it would be unnecessarily burdensome to the Applicant to comply with a strict application of the minimum lot area requirements by providing five (5) or fewer units.

C. No Substantial Detriment to the Public Good Nor Substantial Impairment to the Intent, Purpose and Integrity of the Zone Plan.

There will be no substantial detriment to the public good and no substantial impairment to the intent, purpose and integrity of the zone plan by granting the requested relief. The R-4 District is designed to include areas developed with row dwellings, but the Zoning Regulations recognize that the R-4 zone contains many converted apartment houses, and conversions of buildings existing before May 12, 1958 to apartment houses are permitted as a matter-of-right, subject to the minimum lot area and lot occupancy requirements (11 DCMR 330.1 and 330.5). The R-4 District also permits as a matter-of-right a number of uses more intense than the Applicant's proposal, such as child/elderly development centers or adult day treatment facilities with up to 16 individuals; hospitals; private clubs, lodges, rooming houses, dormitories, fraternity and sorority houses; and museums.

In this case, the proposed development will restore the safety and productive use of two adjacent Buildings that have long been an eyesore and a nuisance property in the Park View neighborhood. Because of the combination of the two lots, and its location within the alley system, the project will provide five (5) full-size off-street parking spaces, all of which can be accessed independently (*i.e.*, no tandem parking). For these reasons, granting the Application will not be a substantial detriment to the public good nor to the integrity of the Zone Plan.

As noted above, the Applicant has support from the neighbor most affected by this Property, immediately to the north at 1316 Park Place (see letter attached as Exhibit C). The Applicant has also secured a recommendation of approval from ANC 1A, by a vote of 9 – 1. The ANC stated in its resolution that:

“the ANC feels that the blighted properties meet the extraordinary or exceptional condition threshold. ANC 1A also feels that relief can be granted without substantial detriment to the public good. Regardless of purchase price, the advanced deterioration of the properties puts them beyond the means and abilities of most individuals seeking to renovate a property. ANC 1A is appreciative that the plan preserves much of the historic fabric of the facades and encourages the developer to do as much as possible to retain the architectural character of the neighborhood in general, and the particular block specifically.”

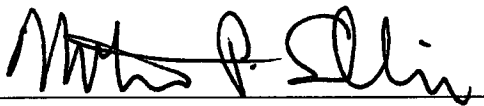
VI. Conclusion.

The Board has, in many “900-foot rule” variance cases, found that the structural condition of a building can be considered as an exceptional situation or condition that presents a practical difficulty to the Applicant in complying with a strict application of the Zoning Regulations. The Applicant asserts that *this* particular Application stands out among those previous approvals for several reasons, including: (i) a greater level of structural disrepair, which is proven by true “before” photos rather than photos taken after an applicant has gutted a structure; (ii) the Property has been unoccupied and untended for many years, in contrast to other recently approved

applications where the properties were occupied just prior to the applicant's purchase or even at the time of application; (iii) there are *two* buildings in need of restoration; adding complexity and difficulty; (iv) the modest nature of the request, adding just one additional unit to a 5-unit matter-of-right scenario, an increase of 20%, which is in contrast to recent approvals ranging from an increase in units of 50% to 300%; (v) the provision of four parking spaces over the minimum requirement (possibly unprecedented in 900-foot rule variance cases); and (vi) strong support of an immediate neighbor and ANC 1A.

For these reasons, the Application meets the requirements for area variance relief, and the Applicant respectfully requests that the Board grant the requested relief.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Martin P. Sullivan", written over a horizontal line.

Martin P. Sullivan, Esq.
Sullivan & Barros, LLP

Date: 7/16/13

List of Exhibits

Exhibit A - Pro Forma, Construction Budget, and Market Analysis

Exhibit B – Updated Architectural Plans

Exhibit C – Letter of Support from Immediate Neighbor at 1316 Park Place, NW

Exhibit A

Market Analysis - Recent Condo Sales in Park View Area

Address	Beds	Baths	Levels	Living Area	Sold Price	Price/SqFt
732 Lamont Street NW #403	2	2	1	1,059	\$ 482,500	\$ 455.62
527 Irving Street NW #03	2	2.5	1	1,200	\$ 446,000	\$ 371.67
471 Luray Place NW #A	3	2	2	1,224	\$ 450,500	\$ 368.06
732 Lamont Street NW #303	2	2	1	1,059	\$ 449,000	\$ 423.98
732 Lamont Street NW #203	2	2	1	1,059	\$ 450,000	\$ 424.93
732 Lamont Street NW #401	1	1	1	870	\$ 425,000	\$ 488.51
732 Lamont Street NW #101	2	2.5	1	1,250	\$ 427,500	\$ 342.00
732 Lamont Street NW #103	2	2	1	1,115	\$ 390,000	\$ 349.78
754 Park Road NW #06	2	1.5	1	850	\$ 386,000	\$ 454.12
754 Park Road NW #04	2	1.5	1	850	\$ 380,000	\$ 447.06
Average				1,054	\$ 428,650	\$ 412.57

NOTE: THE LARGEST 2-LEVEL CONDO SOLD IN LAST 12 MONTHS WAS 1,224 SQUARE FEET

NOTE: NO CONDOS HAVE SOLD IN LAST 12 MONTHS FOR MORE THAN \$500,000

Sales Assumptions - 3612-3614 Park Place NW

	Beds	Baths	Levels	Living Area	Sales Price	Price/SqFt
Unit 6 (Potential 6th unit) - 3rd Floor w/Roof Top Deck - Flat	2	2	1	1,015	\$ 500,000	\$ 492.61
Unit 5 - 3rd Floor w/Roof Top Deck - Flat	2	2	1	1,007	\$ 500,000	\$ 496.52
Unit 4 - 2nd Floor Flat	2	2	1	1,015	\$ 400,000	\$ 394.09
Unit 3 - 2nd Floor Flat	2	2	1	1,007	\$ 400,000	\$ 397.22
Unit 2 - 1st Floor & Cellar - 2-Level Unit	3	2	2	2,030	\$ 550,000	\$ 270.94
Unit 1 - 1st Floor & Cellar - 2-Level Unit	3	2	2	2,014	\$ 550,000	\$ 273.09
Total - 5 Unit Scenario				7,073	\$ 2,400,000	
Average - 5 Unit Scenario				1,415	\$ 480,000	\$ 339.32
Total - 6 Unit Scenario				8,088	\$ 2,900,000	
Average - 6 Unit Scenario				1,348	\$ 483,333	\$ 358.56

NOTE: LARGE UNITS 1 & 2 PROJECTED SELLING PRICE IS HIGHER THAN ANY CLOSED SALE IN LAST 12 MONTHS

Pro Forma Analysis - Under 5 Unit Scenario

	Total	Per Unit	% of Sales
Purchase Price	\$ 600,000	\$ 120,000	25%
Closing Costs of Acquisition	\$ 19,030	\$ 3,806	1%
Construction Costs	\$ 1,084,680	\$ 216,936	45%
Pre-development	\$ 94,000	\$ 18,800	4%
Interest and Carry	\$ 302,680	\$ 60,536	13%
Estimated Closing Costs	\$ 106,800	\$ 21,360	4%
Sales Commissions	\$ 144,000	\$ 28,800	6%
Total Costs Before Overhead	\$ 2,351,190	\$ 470,238	98%
Gross Sales Revenue	\$ 2,400,000	\$ 480,000	100%
Gross Profit	\$ 48,810	\$ 9,762	2%

Pro Forma Analysis - Under 6 Unit Scenario

	Total	Per Unit	% of Sales
Purchase Price	\$ 600,000	\$ 100,000	21%
Closing Costs of Acquisition	\$ 19,030	\$ 3,172	1%
Construction Costs	\$ 1,240,344	\$ 206,724	43%
Pre-development	\$ 94,000	\$ 15,667	3%
Interest and Carry	\$ 327,740	\$ 54,623	11%
Estimated Closing Costs	\$ 129,050	\$ 21,508	4%
Sales Commissions	\$ 174,000	\$ 29,000	6%
Total Costs Before Overhead	\$ 2,584,164	\$ 430,694	89%
Gross Sales Revenue	\$ 2,900,000	\$ 483,333	100%
Gross Profit	\$ 315,836	\$ 52,639	11%

ADDRESS:	3612-3614 Park Place NW - 6 Unit Building	\$1,240,343.66				
CONSTRUCTION WORKSHEET v1.2						
SPEC LEVEL A+						
DESCRIPTION	QTY	UNIT OF MEASURE	LABOR COST	MATERIAL COST PT	UNIT COST	TOTAL COST

DEMO / TRASH OUT						\$30,700.00
EXCAVATION & SEDIMENT CONTROL						\$14,160.00
SEWER AND WATER CONNECTION						\$54,000.00
GAS TAP						\$1,641.10
CONCRETE						\$75,550.00
ASPHALT DRIVEWAY						\$0.00
DRAIN TILE						\$11,600.00
TRUSS SUPPLY						\$0.00
FRAMING / STRUCTURAL						\$148,925.00
DECKS						\$37,683.15
METAL RAILS & FENCES						\$1,580.00
STAIRS - SUPPLY						\$10,400.00
STAIRS - INSTALL						\$0.00
INTERIOR RAILS						\$9,000.00
CORNICE & EXTERIOR FEATURES						\$7,000.00
HOUSE WRAP						\$3,050.00
WINDOWS						\$29,200.00
EXTERIOR DOORS - SUPPLY						\$10,777.00
EXTERIOR DOORS - INSTALL						\$1,242.00
GARAGE DOORS						\$0.00
ROOF						\$15,800.00
Elevator						\$0.00
FIRE SPRINKLER						\$19,020.00
HVAC						\$47,723.64
FIREPLACE						\$0.00
PLUMBING						\$69,574.92
FIRE SPRINKLER						\$19,100.00
ELECTRICAL						\$50,800.00
SIDING / GUTTERS						\$20,793.75
STONE / MASONRY						\$1,950.00
FENCES						\$6,000.00
RETAINING WALLS						\$0.00
EXTERIOR PAINTING & PARGING						\$5,500.00
INSULATION						\$9,750.00
INTERIOR WALL / CEILING COVERING						\$40,200.00
INTERIOR TRIM & DOORS - SUPPLY						\$24,675.43
INTERIOR TRIM & DOORS - INSTALL						\$12,369.22
INTERIOR PAINT						\$15,595.20
CABINETS - MidSouth						\$64,000.00
VANITY - POWDER ROOM - SUPPLY ONLY						\$0.00
GRANITE						\$19,925.00
CUL MRBL & LAM TOPS - MidSouth						\$0.00
LIGHTING						\$12,360.00
HEAVY GLASS DOORS						\$14,900.00
HARDWARE						\$10,316.86
TILE						\$19,561.28
FLOORING						\$87,760.00
APPLIANCES - SUPPLY						\$33,532.12
APPLIANCES - INSTALL						\$660.00
LANDSCAPING						\$6,571.00
CLEANING						\$4,397.00
POWERWASH / WATER REM / MOLD						\$0.00
TERMITE TREATMENT						\$0.00

STAGING				\$0.00
PERMITS & ENTITLEMENTS				\$0.00
MEP DRAWINGS & ENGINEERING STAMPS				\$0.00
CIVIL ENGINEERING & SURVEYING				\$0.00
ARCHITECTURE				\$0.00
TRIP CHARGE				\$0.00
Contingency	15% of	\$1,078,560.00	\$161,784.00	\$161,000.00

CMA Pricing Analysis

Subject		Comparable 1		Comparable 2		Comparable 3	
No Photo Available 3612-3614 PARK PL NW WASHINGTON, 20010 DC		 732 LAMONT ST NW #403 WASHINGTON DC8025955		 527 IRVING ST NW #03 WASHINGTON COLUMBIA HEIGHTS DC7891447		 471 LURAY PL NW #A WASHINGTON DC7907486	
			Adj		Adj		Adj
Status		SOLD		SOLD		SOLD	
DOMM		0		17		7	
Seller Subsidy		0		0		0	
Transaction Type		Standard Sale		Standard Sale		Standard Sale	
Property Cond							
List Date		03/08/2013		07/23/2012		08/15/2012	
Settled Date		07-March-2013		14-September-2012		12-October-2012	
Contract Date		08-Mar-2013		25-Aug-2012		09-Sep-2012	
List Price		\$482,500		\$469,000		\$459,900	
Close Price		\$482,500		\$446,000		\$450,500	
Style		Beaux Arts		Colonial		Contemporary	
Type		Detached		Garden 1-4 Floors		Duplex	
Levels		1		1		2	
Year Built		2012		2009		2012	
Total Bedrooms		2		2		3	
Baths Full/Half	/	2 / 0		2 / 1		2 / 0	
# of Fireplaces		0		0		0	
# Gar/Car/ParkSp	-/-	-/-		-/-		-/-	
Exterior Features							
Exterior Constr		Brick Front, Concrete/Block		Brick and Siding		Other	
Basement Type		Fully Finished					
Cooling System		Central A/C		Ceiling Fan(s), Central A/C		Central A/C	
Cooling Fuel Sys		Electric		Electric		Electric, Other	
Heat System		Heat Pump(s)		Central		Forced Air	
Heat Fuel		Electric		Central, Electric		Natural Gas	
Living Area		1,059		1,200		1,224	
Price PER SQFT		455.62		390.83		375.74	
Tax Total Liv Ar				400			
TLA Prc PER SQF		\$0.00		\$1,172.50		\$0.00	
Lot Size (Sqft/Ac)	4521/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$	\$482,500		\$446,000		\$450,500	



Siman Realty | (301) 869-3010

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Accuracy of square footage, lot size, and other information is not guaranteed

COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in checking the listings, offering or sale price of the real property. Information is made available "As Is". MRIS is not responsible for any advice, acts or omissions by any Broker, Agent or any Third Party

Prepared on July 10, 2013

CMA Pricing Analysis

Subject	Comparable 4		Comparable 5		Comparable 6	
No Photo Available						
3612-3614 PARK PL NW WASHINGTON, 20010 DC	732 LAMONT ST NW #303 WASHINGTON DC7940676		732 LAMONT ST NW #203 WASHINGTON DC7920829		732 LAMONT ST NW #401 WASHINGTON DC8044753	
		Adj		Adj		Adj
Status	SOLD		SOLD		SOLD	
DOMM	64		20		0	
Seller Subsidy	6,000		2,500		12,000	
Transaction Type	Standard Sale		Standard Sale		Standard Sale	
Property Cond						
List Date	10/04/2012		09/06/2012		04/03/2013	
Settled Date	31-January-2013		30-December-2012		03-April-2013	
Contract Date	07-Dec-2012		26-Sep-2012		03-Apr-2013	
List Price	\$449,000		\$425,000		\$425,000	
Close Price	\$449,000		\$450,000		\$425,000	
Style	Beaux Arts		Beaux Arts		Beaux Arts	
Type	Detached		Detached		Detached	
Levels	1		1		1	
Year Built	2012		2012		2012	
Total Bedrooms	2		2		1	
Baths Full/Half	/ 2 / 0		2 / 0		1 / 0	
# of Fireplaces	0		0		0	
# Gar/Car/ParkSp	-/-/-		-/-/-		-/-/-	
Exterior Features						
Exterior Constr	Brick Front, Concrete/Block		Brick Front, Concrete/Block		Brick Front, Concrete/Block	
Basement Type	Fully Finished		Fully Finished		Fully Finished	
Cooling System	Central A/C		Central A/C		Central A/C	
Cooling Fuel Sys	Electric		Electric		Electric	
Heat System	Heat Pump(s)		Heat Pump(s)		Heat Pump(s)	
Heat Fuel	Electric		Electric		Electric	
Living Area	1,059		1,059		870	
Price PER SQFT	423.98		401.32		488.51	
Tax Total Liv Ar						
TLA Prc PER SQF	\$0.00		\$0.00		\$0.00	
Lot Size (Sqft/Ac)	4521/-	-/-		-/-		-/-
Total Adj						
Total Adj. Value	\$	\$449,000		\$450,000		\$425,000



Siman Realty | (301) 869-3010

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COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in checking the listings, offering or sale price of the real property. Information is made available "As Is". MRIS is not responsible for any advice, acts or omissions by any Broker, Agent or any Third Party.

Prepared on July 10, 2013

CMA Pricing Analysis

Subject		Comparable 7		Comparable 8		Comparable 9	
No Photo Available 3612-3614 PARK PL NW WASHINGTON, 20010 DC		 732 LAMONT ST NW #101 WASHINGTON DC7934830		 732 LAMONT ST NW #103 WASHINGTON DC7940376		 754 PARK RD NW #06 WASHINGTON COLUMBIA HEIGHTS DC7975525	
		Adj		Adj		Adj	
Status		SOLD		SOLD		SOLD	
DOMM		8		0		2	
Seller Subsidy		12,825		10,000		0	
Transaction Type		Standard Sale		Standard Sale		Standard Sale	
Property Cond							
List Date		09/26/2012		10/04/2012		12/08/2012	
Settled Date		30-December-2012		04-January-2013		17-December-2012	
Contract Date		04-Oct-2012		04-Oct-2012		08-Dec-2012	
List Price		\$390,000		\$390,000		\$389,000	
Close Price		\$427,500		\$390,000		\$386,000	
Style		Beaux Arts		Beaux Arts		Colonial	
Type		Detached		Detached		Garden 1-4 Floors	
Levels		1		1		1	
Year Built		2012		2012		1960	
Total Bedrooms		2		2		2	
Baths Full/Half	/	2 / 1		2 / 0		1 / 1	
# of Fireplaces		0		0		0	
# Gar/Car/ParkSp	-/-/-	-/-/-		-/-/-		-/-/-	
Exterior Features							
Exterior Constr		Brick Front, Concrete/Block		Brick Front, Concrete/Block		Brick and Siding	
Basement Type		Fully Finished		Fully Finished			
Cooling System		Central A/C		Central A/C		Ceiling Fan(s), Central A/C	
Cooling Fuel Sys		Electric		Electric		Electric	
Heat System		Heat Pump(s)		Heat Pump(s)		Central	
Heat Fuel		Electric		Electric		Electric	
Living Area		1,250		1,115		850	
Price PER SQFT		312.00		349.78		457.65	
Tax Total Liv Ar							
TLA Prc PER SQF		\$0.00		\$0.00		\$0.00	
Lot Size (Sqft/Ac)	4521/-	-/-		-/-		-/-	
Total Adj							
Total Adj. Value	\$	\$427,500		\$390,000		\$386,000	



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Prepared on July 10, 2013

CMA Pricing Analysis

Subject		Comparable 10	
No Photo Available			
3612-3614 PARK PL NW WASHINGTON, 20010 DC		754 PARK RD NW #04 WASHINGTON COLUMBIA HEIGHTS DC7976060	
			Adj
Status		SOLD	
DOMM		2	
Seller Subsidy		0	
Transaction Type		Standard Sale	
Property Cond			
List Date		12/10/2012	
Settled Date		31-December-2012	
Contract Date		10-Dec-2012	
List Price		\$389,000	
Close Price		\$380,000	
Style		Colonial	
Type		Garden 1-4 Floors	
Levels		1	
Year Built		1960	
Total Bedrooms		2	
Baths Full/Half	/	1 / 1	
# of Fireplaces		0	
# Gar/Car/ParkSp	-/-/-	-/-/-	
Exterior Features			
Exterior Constr		Brick and Siding	
Basement Type			
Cooling System		Ceiling Fan(s), Central A/C	
Cooling Fuel Sys		Electric	
Heat System		Central	
Heat Fuel		Electric	
Living Area		850	
Price PER SQFT		457.65	
Tax Total Liv Ar			
TLA Prc PER SQF		\$0.00	
Lot Size (Sqft/Ac)	4521/-	-/-	
Total Adj			
Total Adj. Value	\$	\$380,000	



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Prepared on July 10, 2013

CMA Summary Detail

SOLD

10 LISTINGS

	List Price	Sold Price	% Diff	DOMP	Style	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	Cont Date	Sold Date	Subsidy
732 Lamont St Nw #403	\$482,500	\$482,500	.00	0	Beaux Arts	1,059	2	2	0	1	0		Yes	2012		8-Mar-13	7-Mar-13	\$0
527 Irving St Nw #03	\$469,000	\$446,000	-4.90	17	Colonial	1,200	2	2	1	1	0		No	2009		25-Aug-12	14-Sep-12	\$0
471 Luray Pl Nw #A	\$459,900	\$450,500	-2.04	7	Contemporary / End	1,224	3	2	0	2	0		No	2012		9-Sep-12	12-Oct-12	\$0
732 Lamont St Nw #303	\$449,000	\$449,000	.00	64	Beaux Arts	1,059	2	2	0	1	0		Yes	2012		7-Dec-12	31-Jan-13	\$6,000
732 Lamont St Nw #203	\$425,000	\$450,000	5.88	20	Beaux Arts	1,059	2	2	0	1	0		Yes	2012		26-Sep-12	30-Dec-12	\$2,500
732 Lamont St Nw #401	\$425,000	\$425,000	.00	0	Beaux Arts	870	1	1	0	1	0		Yes	2012		3-Apr-13	3-Apr-13	\$12,000
732 Lamont St Nw #101	\$390,000	\$427,500	9.62	8	Beaux Arts	1,250	2	2	1	1	0		Yes	2012		4-Oct-12	30-Dec-12	\$12,825
732 Lamont St Nw #103	\$390,000	\$390,000	.00	0	Beaux Arts	1,115	2	2	0	1	0		Yes	2012		4-Oct-12	4-Jan-13	\$10,000
754 Park Rd Nw #06	\$389,000	\$386,000	-.77	2	Colonial	850	2	1	1	1	0		No	1960		8-Dec-12	17-Dec-12	\$0
754 Park Rd Nw #04	\$389,000	\$380,000	-2.31	2	Colonial	850	2	1	1	1	0		No	1960		10-Dec-12	31-Dec-12	\$0
Average	\$426,840	\$428,650	0.55	12			2	2	0	1	0			2001				
Median	\$425,000	\$436,750	0.00	5														

Report Totals

Properties: 10

Avg List Price	\$426,840	Avg Sold Price	\$428,650	Avg DOM-P	12
Median List Price	\$425,000	Median Sold Price	\$436,750	Median DOM-P	5
Low List Price:	\$389,000	Low Sale Price:	\$380,000		
High List Price:	\$482,500	High Sale Price:	\$482,500		



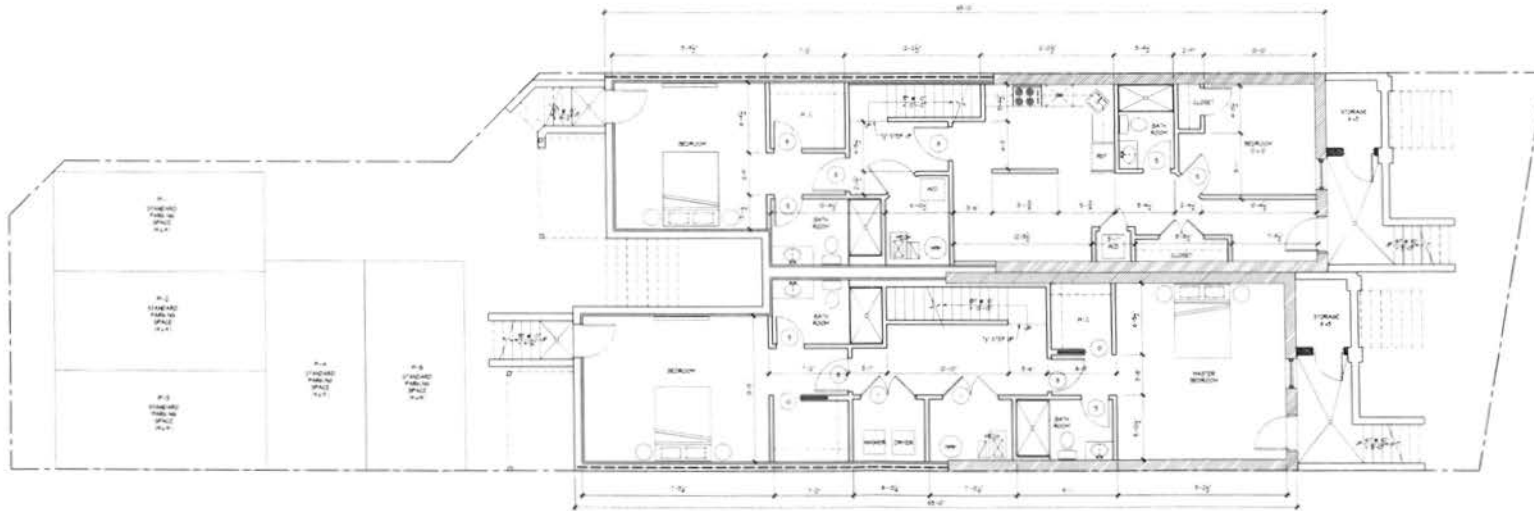
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Prepared on July 10, 2013

Exhibit B



BASEMENT FLOOR PLAN

3D STRUCTURAL ENGINEERS, INC. (LIMITED)
 4933 AUBURN AVE., SUITE 4
 BETHESDA, MD 20814
 (301) 761-8474 FAX (301) 761-8474



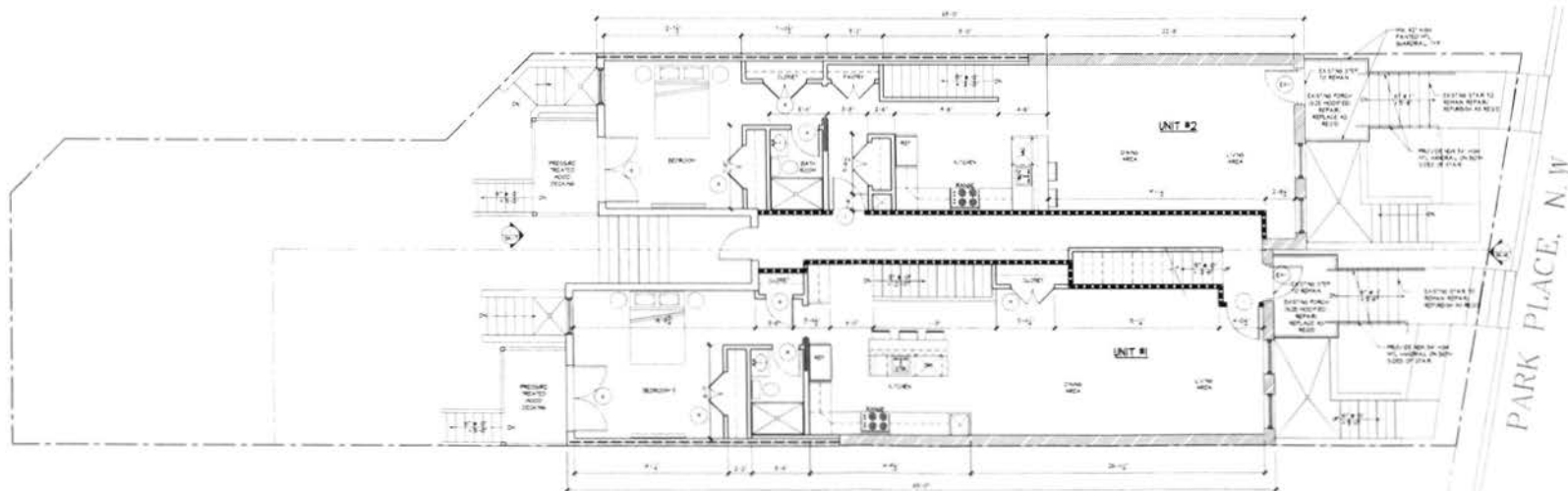
1612 PARK PLACE NW
 WASHINGTON, DC

NO.	DESCRIPTION	DATE
1	REVISION	10/1/10
2	REVISION	10/1/10
3	REVISION	10/1/10
4	REVISION	10/1/10
5	REVISION	10/1/10
6	REVISION	10/1/10
7	REVISION	10/1/10
8	REVISION	10/1/10
9	REVISION	10/1/10
10	REVISION	10/1/10

BASEMENT FLOOR
 PLAN

NO.	DESCRIPTION	DATE
1	REVISION	10/1/10
2	REVISION	10/1/10
3	REVISION	10/1/10
4	REVISION	10/1/10
5	REVISION	10/1/10
6	REVISION	10/1/10
7	REVISION	10/1/10
8	REVISION	10/1/10
9	REVISION	10/1/10
10	REVISION	10/1/10

A1



1. SEE PAGE 2.1

3D STRUCTURAL ENGINEERS, INC. (SEITE)
 4700 AUBURN AVE., SUITE 4
 BETHESDA, MD 20814
 301.261.1000 FAX 301.261.1001



3D STRUCTURAL
 ENGINEERS, INC.
 4700 AUBURN AVE., SUITE 4
 BETHESDA, MD 20814
 301.261.1000 FAX 301.261.1001

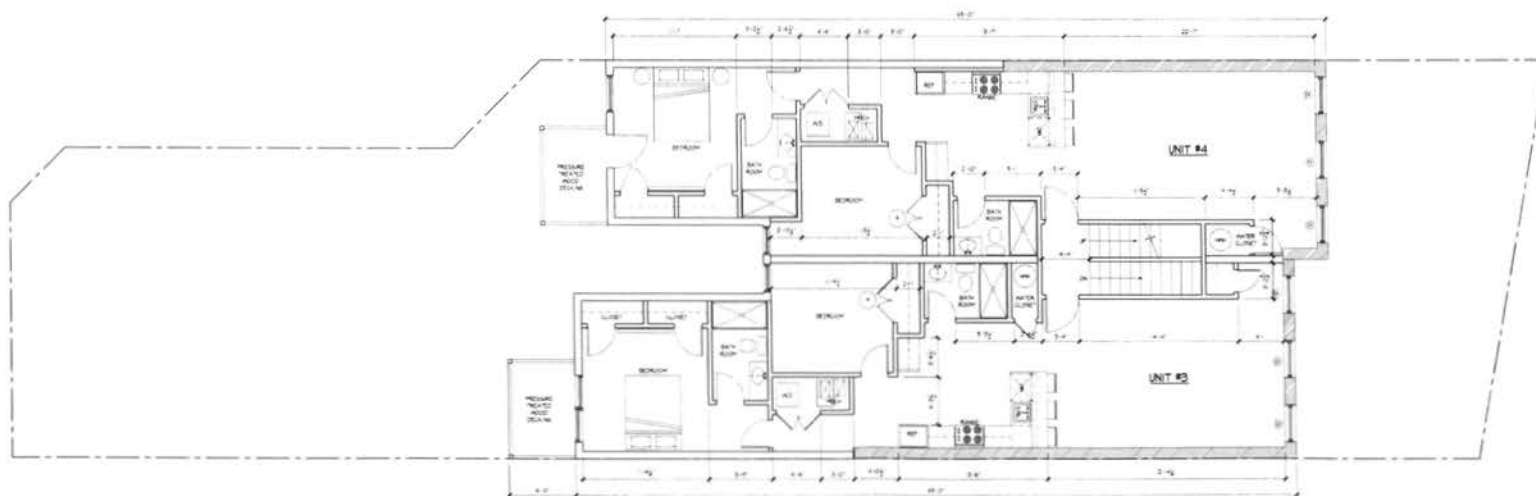


3612 PARK PLACE NW
 WASHINGTON, DC

FIRST FLOOR PLAN

DATE	11/11/11
BY	3DSE
CHECKED	3DSE
PROJECT NUMBER	11111

A2



SECOND FLOOR PLAN

3D STRUCTURAL ENGINEERS, INC. (SEITEL)
 4503 AUBURN AVE., SUITE 404
 BETHESDA, MD 20814
 TEL: 301-762-8800 FAX: 301-762-8801



3D STRUCTURAL
 ENGINEERS, INC.
 4503 AUBURN AVE., SUITE 404
 BETHESDA, MD 20814
 TEL: 301-762-8800 FAX: 301-762-8801



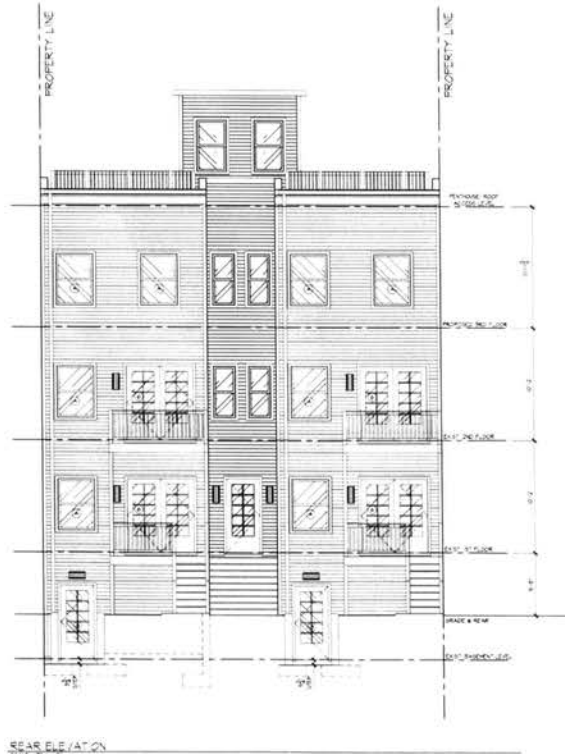
3612 PARK PLACE NW
 WASHINGTON, DC

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	01/11/11
2	REVISED	01/11/11
3	REVISED	01/11/11
4	REVISED	01/11/11
5	REVISED	01/11/11
6	REVISED	01/11/11
7	REVISED	01/11/11
8	REVISED	01/11/11
9	REVISED	01/11/11
10	REVISED	01/11/11

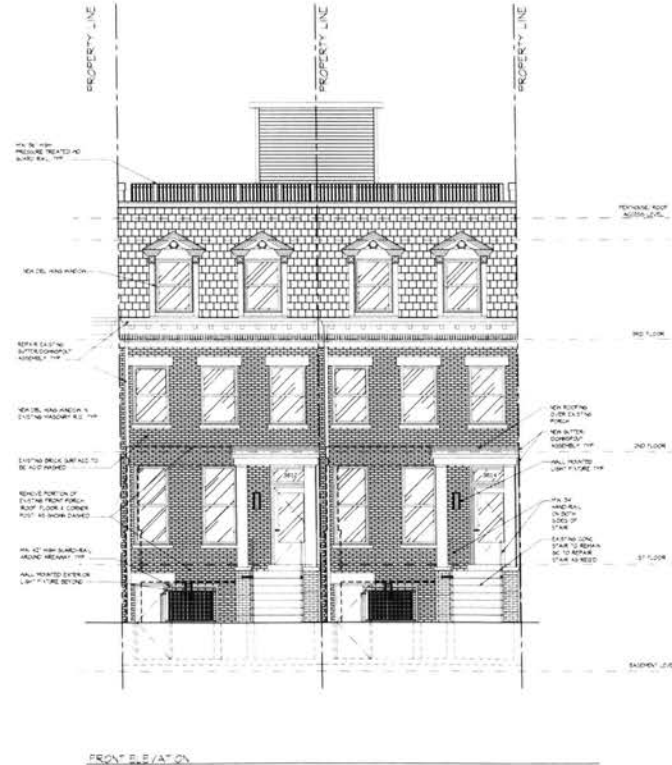
SECOND FLOOR
 PLAN

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	01/11/11
2	REVISED	01/11/11
3	REVISED	01/11/11
4	REVISED	01/11/11
5	REVISED	01/11/11
6	REVISED	01/11/11
7	REVISED	01/11/11
8	REVISED	01/11/11
9	REVISED	01/11/11
10	REVISED	01/11/11

A3



REAR ELEVATION



FRONT ELEVATION

3D STRUCTURAL ENGINEERS, INC.

3D STRUCTURAL ENGINEERS, INC. (HEREIN) RESERVES TO CONSTRUCT, REPAIR, AND/OR MAINTAIN THE STRUCTURE AND/OR EQUIPMENT SHOWN IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT WRITTEN PERMISSION OF 3D STRUCTURAL ENGINEERS, INC.

3D STRUCTURAL ENGINEERS, INC.



3D STRUCTURAL ENGINEERS, INC.
4903 AUBURN AVE., SUITE 100
BETHESDA, MD 20814
TEL: 301.984.8414 FAX: 301.984.8415

3D STRUCTURAL ENGINEERS, INC.



3D STRUCTURAL ENGINEERS, INC.

3612 PARK PLACE NW
WASHINGTON, DC

3D STRUCTURAL ENGINEERS, INC.

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3D STRUCTURAL ENGINEERS, INC.

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., March 21, 2013

Plat for Building Permit of: SQUARE 3035 LOTS 837- 838

Scale: 1 inch = 20 feet Recorded in Book A & T Page 3850 - U

Receipt No. 13-03137

Furnished to: ROGER RIGGINS

Surveyor, D.C.

By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

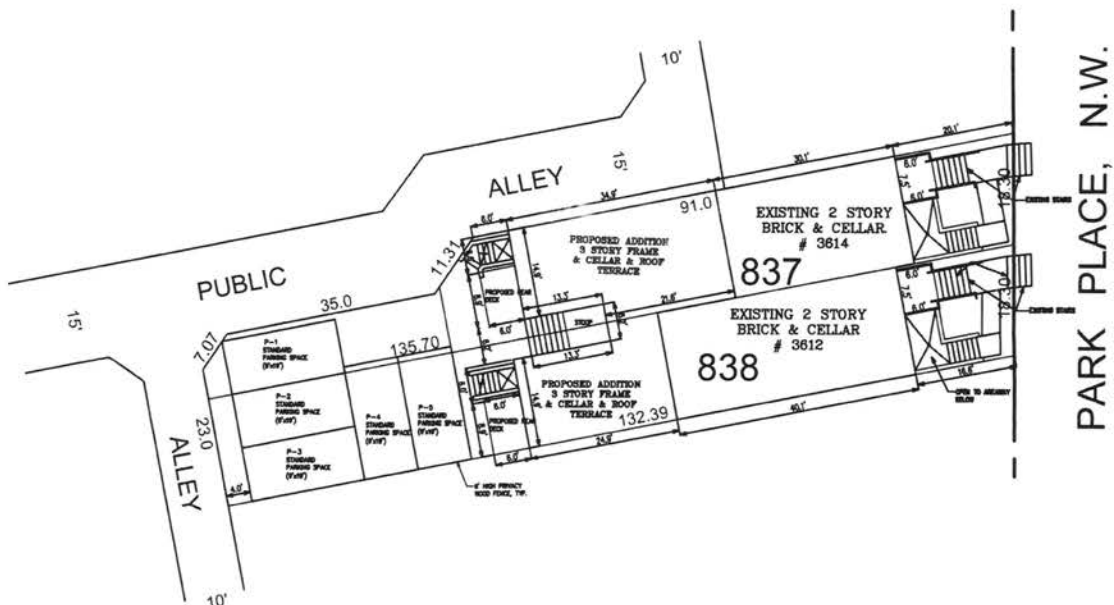


Exhibit C

18598

Jerome F. King
3616 Park Place, NW
Washington, DC 20010

July 10, 2013

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

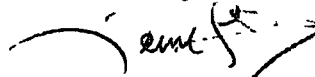
Re: BZA Area Variance Application No. 18598; 3612-3614 Park Place, NW; Square
3035; Lots 837 and 838

Dear Board of Zoning Adjustment,

I live at 3616 Park Place, N.W., immediately next-door to 3614 Park Place. I am writing to express my support for approval of BZA Application No. 18598 to restore the property located at 3612-3614 Park Place, N.W. as a six-unit apartment house. This property has been a vacant eye sore, and a nuisance to my property for several years, and after all this time only the Applicant has undertaken the risk of restoring this troubled property.

I have reviewed their proposal and I believe that six units is appropriate for this property. I am also pleased by the fact that the Applicant will be providing plenty of parking, and will be undertaking what appears to be a high-quality restoration. For these reasons, I urge the Board to approve this Application.

Sincerely,


Jerome F. King

RECEIVED
D.C. OFFICE OF ZONING
2013 JUL 29 AM 10:30