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December 8, 2013

Mr. Lloyd Jordan
Chair, Board of Zoning Adjustment
441 4th Street, NW Suite 200-S
Washington, DC 20001

Re: Application Number 18673

Dear Chairman Jordan:

Please find attached a review of the use of properties facing the 300 block of Maryland Ave., N.E. in the District of Columbia. It is presented in opposition to the subject application.

The applicant presented data on uses of these properties at the Advisory Neighborhood Commission meeting which I believe were erroneous and misleading. Therefore, I am submitting this in the hope of correctly representing the uses of these properties. They are presented to the best of my knowledge. Most information included is based on firsthand knowledge of the block after some 30-years in residence on the subject block.

Thank you for your consideration of this issue.

Sincerely,



William S. Kurtz

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18673

EXHIBIT NO. 37

Board of Zoning Adjustment
District of Columbia
CASE NO. 18673
EXHIBIT NO. 37

PROFILE - 300 BLOCK, MARYLAND AVE, NE

VALID R-4 USE

97%

71 units

117-133 residents

DOUBTFUL R-4 USE

3%

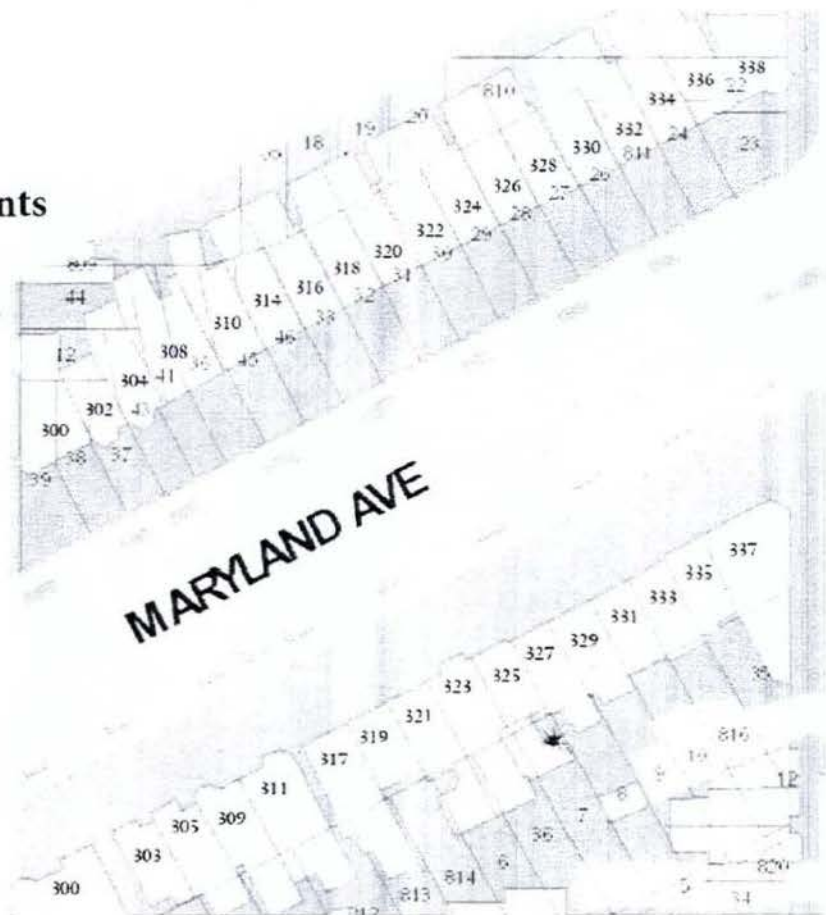
2 units

4-8 transients

PARKING

38 on-street

7 off-street



Details

Residential Units: 73

Validly occupied: 71 by 117-133 individuals

<u>VALID R-4 USE</u>	<u>71 units</u>	<u>97%</u>
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Single Family; owner occupied	18
Condo (owner occupied & rented)	17
Apartments	15
English basement (rental)	13
Group	5
Single Family; rented	3

<u>QUESTIONABLE R-4 USE</u>	<u>2 units</u>	<u>3%</u>
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Office	1
Uncertain	1

Address on Maryland Ave., N.E.	Use	Number Residential Units	Residents	Comments
301	Group with English basement	1	7-8	
303	Single-family; owner-occupied	1	2	
305	Single-family; owner-occupied	1	2	
309	Apartments	7	7-10	
311	Apartments	4	4-7	
317	Single-family; owner-occupied	1	2	
319	Single-family; owner-occupied	1	2	
321	Condos	3	Vacant	
323	Condos	8	8-10	
325	Single-family; owner-occupied	1	4	
327	Single-family; owner-occupied	1	1	
329	Single-family, owner-occupied with English Basement rental	2	5	
331	Single-family; owner-occupied	1	3	
333	Single-family; rental	1	3	
335	Single-family; owner-occupied	1	1	
337	Condos	6	8-10	
300	Govt Affairs Office	1	2-3	Fed Ex Govt Relations Office
302	Single-family; owner-occupied with English Basement rental	2	3-4	
304	Single-family; owner-occupied	1	4	
308	Single-family; owner-occupied	1	1	
310	Single-family; rental	1	3	
314	Single-family; owner-occupied	1	4	
316	Group with English basement	2	4	
318	Apartments	4	4	
320	Group with English basement	2	5	
322	Single-family, owner-occupied with English Basement rental	2	1	

324	Group with English basement	2	6	
326	Single-family; owner-occupied with English Basement rental	2	3	
328	Single-family; owner-occupied with English Basement rental	2	1	
330	Allegedly used as lobbyist office (Uncertain)	1	2-3	
332	Single-family; owner-occupied with English Basement rental	2	4-5	
334	Group with English basement	2	4-5	
336	Single-family; rental with English basement	2	2	
338	Single-family; owner-occupied with English Basement rental	2	5	
TOTALS		73	117-133	