

Kateh Zahraie
1546 New Jersey Avenue NW
Washington DC 20001

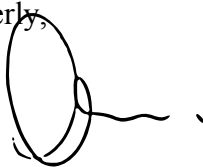
Application Summary
Case No. 18984

Prehearing Statement

Dear Chairman and Members of the Board,

Please accept submission of our Prehearing Statement. This document includes a Project Summary Sheet, an updated Opening Statement and the Prehearing Statement with attached exhibits. We are looking forward to presenting our case to the Board on Tuesday April 28, 2015.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'F' followed by a horizontal line and a small dot.

Frederik Rubens

Kateh Zahraie
1546 New Jersey Avenue NW
Washington DC 20001

Application Summary
Case No. 18984

Site Description
Address: 1546 New Jersey Ave, NW, Washington DC, 20001
Square/Lot : Sq.510, Lot 50
Existing Condition: two 4-bedroom flats - rooming house configuration
Historic District: None
Public Transportation: • Metro: ◦ Shaw ◦ Mt. Vernon Sq. • Metrobus: ◦ Routes 96, G2 • Capital Bikeshare
Multi-family buildings in the immediate vicinity: • 6 Unit - 1538 New Jersey Ave NW • 6 Unit - 1540 New Jersey Ave NW • 3 Unit 1544 New Jersey Ave NW • 8 Unit 424 Q Street NW
Commercial buildings in the immediate vicinity: • 1535 - 1545 New Jersey Ave NW
Cases: • Wolf v. D.C. BZA • Gilmartin v. D.C. BZA • Tyler, et, al. v. D.C. BZA

Project Description	
Applicant	Kateh Zahraie
Proposal	Three 2-bedroom apartments
Relief Sought	§401.3, §403.2, §400.7b, §2001.3
Variance Standard	Exceptional Circumstance: Confluence of Factors 1. Exceptional Surroundings 2. Major repairs without permits 3. Dilapidated condition of existing structure Strict Application Results in Practical Difficulty: 1. Economic infeasibility due to costly renovation - fewer than 3 units results in loss or far less than reasonable return 2. Existing structure occupies 64% of lot and adding a back egress exterior staircase requires relief from §403.2 No Detriment to Public Good: 1. Renovates and Improves dilapidated structure, front and back yard 2. Returns structure to neighborhood standard 3. Building height below 35 feet and 3rd floor granted as a "matter of right" 4. Roof structure front and back setback drastically reduce visibility from Avenue and alley
Comments of District Agencies and Community: • Unanimous support from ANC 6E • 8 Letters of Support from Neighbors	

**Before the District of Columbia
Board of Zoning
APPLICATION OF KATEH ZAHRAIE
1546 NEW JERSEY AVE NW
ANC 6E2**

Opening Statement of the Applicant

I. Nature of Relief Sought

This statement is submitted by Kateh Zahraie, (the "Applicant"), the owner of Lot 0050 in Square 0510, which has a street address of 1546 New Jersey Ave NW (the "Property") in support of her application for an area variance from the lot area requirement (§401.3/401.11), an area variance from the lot occupancy requirement (§403.2), a variance from §2001.3 nonconforming structures and a special exception from the roof structure setback requirements (§400.7b) to allow the Applicant to convert a flat with two 4-bedroom units to an apartment house with three 2-bedroom units within an R-4 District at the Property.

II. Description of the Proposed Development

As shown on the architectural plans, the Applicant proposes to convert the Property from a 2-story flat with two 4-bedroom units with no parking to a 3-story multi-family building with three 2-bedroom units and two parking spots.

The existing building is in a dilapidated condition, and the structure's current state devalues the neighborhood. The proposed plans will revitalize and enhance the block by turning the currently dilapidated and uninhabitable Property into a safe and up-to-code residential building, as is intended within the R-4 District.

The ground floor will contain one unit and the 2nd and 3rd floors will contain 2 duplex units, each with a rooftop exit. The proposed design complements the architectural character of the neighborhood and conforms to the existing row house streetscape. The proposed roof level is at 31 feet and the maximum height of the proposed structure, including roof structures hidden from both street and alley view will be 38.9 feet, which is permitted as a matter of right.

The existing structure occupies 64% of the lot. The proposed lot occupancy of 70% is due to the addition of a small exterior balcony (3.9') and staircase in the back.

The lot does not currently include parking spaces. The Applicant's proposal includes the creation of two new parking spaces.

III. The Applicant Meets The Burden of Proof For Variance Relief

This opening statement will outline the argumentation as to why the Applicant meets the burden of proof. A full length burden of proof statement, including the necessary exhibits to support the arguments, will be submitted at a later date.

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

a. Exceptional Location and Surroundings

The Applicant will provide documentation to proof that the location of the Property is exceptional because it is surrounded by various multi-family buildings and is part of a section of New Jersey Avenue with exceptional characteristics compared to other R4 residential streets. Additionally, the Property is located on a square which is of exceptionally low density.

Some neighboring properties are multi-family residential buildings with up to 6 units. Currently, a 6 unit building is under construction on the same block. Moreover, the building directly facing the back of the Property is an 8 unit multi-family residential building.

In addition to being surrounded by various multi-family buildings on the Property's block, the Property faces a wide and traffic-heavy avenue as well as an underdeveloped commercial square (Square 0510E, lot 800) with a large parking lot. This location presents unique challenges for residential use. The commercial square and large parking lot (Square 0510E, lot 800) directly across from the Property are opposed to R-4 General Provisions (330.2).

The Property is located on square 0510, a square of which more than 50% is occupied by Montgomery Elementary School, Kipp DC and a 50+ car parking lot. This square constitutes an exceptionally low density even when compared to other low-density R4 squares.

b. The Existing Non-conforming Aspects of the Property

The existing structure is nonconforming with respect to lot occupancy. The structure occupies 64% of the lot. In addition, the Property has an existing nonconforming court. Without demolition, or drastically changing the footprint of the existing structure, both of which would be wasteful and costly, the structure's lot occupancy can not be minimized. The existing nonconformities are unique and contribute to the practical difficulties associated with this Property.

c. The Existing Dilapidated Condition of the Property

The Property was purchased vacant in May of 2014. Prior to that, it was used to house approximately 20+ occupants (3 per room and 1 bathroom per floor). While not a justification for a variance relief in and of itself, the high number of occupants over the years and the neglect and lack of care by the owners as well as tenants only exacerbated the dilapidated state of the structure.

The deteriorated condition of the existing structure as well as bringing existing repairs up to code present exceptional challenges for the Applicant. Professionally conducted inspections have shown that the roof as well as structure have been improperly repaired creating unsafe conditions. Other systems such as electrical wirings, flooring, fixtures, HVAC and other mechanical systems must be replaced in order to provide standard living conditions and adhere to building codes and regulations. History of the Property's maintenance shows primarily unapproved and unsafe maintenance.

Without partial demolition and redevelopment of the site into three units the cost to return the structure to a residential use cannot be recovered. The front and rear of the building have been poorly maintained and are in a deplorable condition. Maintenance without reinforcement of the existing structure exposes the Applicant to significant liability and exacerbates the exceptional condition at the Property. The Property has various construction compliance issues. Contributing to the exceptional condition of the Property is the liability associated with embarking on unknown rehabilitations without partial demolishment of the Property and structural reinforcement.

d. Fire Damage

The Property suffered substantial fire damage and was never properly repaired creating unsafe living conditions for the inhabitants of the Property. Inspections show that repairs made to Property were not made by professional contractors and are not in line with international building codes. Due to improper repairs the building's condition has deteriorated rapidly. This condition presents unique challenges to the Applicant.

e. Existing Rooming House Configuration of the Property

The configuration of the existing property is exceptional compared to neighboring properties because of its current configuration as a rooming house. As shown on the detailed survey executed by Mcallister Architects, both apartments are configured with four consecutive bedrooms and a small kitchen and bathroom area in the back of each unit. Each bedroom was housing an entire family of three or four persons prior to the Applicant purchasing the Property. The configuration of the Property is such that it is set up as a boarding house and requires a complete and costly reconfiguration in order for the Property to be suitable for normal apartment living.

In the Applicant's judgment, the condition of the Property is exceptional due to the confluence of the above mentioned arguments.

2. The Owner Would Encounter Practical Difficulties If The Zoning Regulations Were Strictly Applied

a. Lot Area Requirements 401.3/401.11

Strict application of the zoning regulations with respect to lot area would result in a practical difficulty to the Applicant. 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 three unit structure is the minimum required for the project to be financially feasible, requiring an additional 445 square feet of lot area (16% deviation). As will be demonstrated in more detail in a financial feasibility study, strict application of the zoning regulations would prevent the renovation and reconstruction of the Property thus constituting a practical difficulty for the Applicant.

In this instance, it is not simply that having fewer units would produce less of a profit for the Applicant. Rather, due to the exceptional circumstances at the Property described above, partially demolishing the existing structure and construction of an additional floor is the best option for the neighborhood and the only practical option for the Applicant. *Any* renovation of the existing structure that results in sales income from fewer than three units would result in an economically infeasible project. The Applicant will testify, based on a Profit and Loss Analysis, that there is no economically feasible alternative for rehabilitation of this Property because compliance with the Zoning Regulations will result in a loss or unacceptable financial risk. Thus, a practical difficulty exists because the existing structure requires such a large investment that construction and renovation becomes feasible only with sales income from three units.

b. Lot Occupancy Requirements 403.2

To provide additional rear egress, the construction of a small balcony and external staircase is needed. The existing structure's lot occupancy is currently greater than the allowed 60% lot occupancy under R4 and strict application of the zoning law under §403.2 would not allow any addition increasing the lot occupancy and thus creating a practical difficulty for the Applicant.

c. Roof Structure Setback Requirements 400.7b

After consultation with the Zoning Administrator at the DCRA neither the original submitted architectural drawings nor the updated architectural drawings need relief from §400.7b.

3. No Substantial Detriment to the Public Good Nor Substantial Impairment to the Intent, Purpose and Integrity of the Zoning 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 approving the zoning relief. With regard to the lot area variance, there will be little impact to residential density. The residential density on Square 510 is very low due to the presence of the Montgomery Elementary School, Kipp DC, a Church and a large parking lot. Any disruption is further limited because a number of neighboring properties, like the proposed project, are also multi-unit structures.

The Property is part of an architecturally inconsistent block. Most buildings on the block have three stories.

The height, permitted as a matter of right and as visible from the front and back, will only exceed the neighboring properties by four feet without altering the architectural character of the block. Furthermore, by renovating a poorly maintained and neglected structure, the Applicant is replacing what is currently a detriment to the neighborhood with an asset to the nearby community.

The Applicant submits that the proposed project adequately balances the Zoning Regulations' goals of protecting neighboring properties and modernizing a Property to a more appropriate and more desirable use.

**Before the District of Columbia Board of Zoning
Board of Zoning Adjustment**

APPLICATION OF:
KATEH ZAHRAIE

BZA APPLICATION NO.18984
HEARING DATE: APRIL 28, 2015

Prehearing Statement of the Applicant

I. NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of Kateh Zahraie, (the "Applicant"), the owner of Lot 0050 in Square 0510, which has a street address of 1546 New Jersey Ave NW (the "Property") in support of her application for an area variance from the lot area requirement (§401.3/401.11), an area variance from the lot occupancy requirement (§403.2), nonconforming structures (§2001.3) and a special exception from the roof structure setback requirements (§400.7b) to allow the Applicant to convert a flat with two 4 bedroom units to an apartment house with three 2 bedroom units within an R4 District at the Property.

II. JURISDICTION OF THE BOARD

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

The Board has jurisdiction to grant the special exception requested herein pursuant to §411.11 of the Zoning Regulations.

III. EXHIBITS IN SUPPORT OF THE APPLICATION

Exhibit A: Photographs of the Property and immediate surroundings

Exhibit B: Statement from Inspector G. Pettie, Licensed building Inspector

Exhibit C: Profit and Loss Analysis and Construction Budget

Exhibit D: Statement from D. Steinkoler, Licensed Contractor

Exhibit E: Sales Comparables

Exhibit F: Statement from C. Burns, Licensed Real Estate Agent

Exhibit G: Architectural Plans and Elevations

Exhibit H: ANC Letter in Support

Exhibit I: Neighbor Letters in Support

IV. THE APPLICANT MEETS THE 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 for both §403.1 and §403.2.

Pursuant to §411.11 of the Zoning Regulations, the Board is authorized to approve as a special exception all aspects of the roof structure, even if such structures do not meet the normal setback requirements of §4007.b, where strict application of the Zoning Rules would be impracticable because of operating difficulties, size of building lot, or other conditions relating to the building or surrounding area that would tend to make full compliance unduly restrictive, prohibitively costly, or unreasonable, provided, that the intent and purpose of this chapter and this title shall not be materially impaired by the structure, and the light and air of adjacent buildings shall not be affected adversely. As described in the initial application, supplemented in this Prehearing Statement, and as will be further explained at the public hearing the Applicant fulfills the requirements for this special exception.

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 variance test applies not only to the land, but also the 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 Board of Zoning Adjustment*, 579 A.2d 1164, 1168 (D.C. 1990). As described 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: (I) the Property’s Location and Surroundings; (2) the Property's history shows illegal repairs and work without a permit; and (3) the existing structure lacks basic features and is in a dilapidated, deteriorated condition. (See Exhibits A. and B.)

B. The Owner Would Encounter Practical Difficulties If The Zoning Regulations Were Strictly Applied

The Applicant has discussed the various ways that strict application of the Zoning Regulations would result in practical difficulty to the Applicant in the initial submission. At this point, the Applicant seeks to (I) substantiate the practical difficulty associated with financial infeasibility, (2) substantiate the practical difficulties associated with maximum lot occupancy requirements and (3) substantiate the practical difficulties associated with the roof structure setback requirements.

1. Financial Infeasibility

Under §401.3/401.11, the conversion of a building or structure to an apartment house in the R4 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 three unit structure is the minimum required for the project to be financially feasible, requiring an additional 148 square feet of lot area per unit. As demonstrated in the financial feasibility study, strict application of the zoning regulations would prevent the renovation and reconstruction of the Property thus constituting a practical difficulty for the Applicant.

The Court of Appeals has repeatedly held that “economic use of the Property may be properly considered as a factor in deciding the question of what constitutes an unnecessary burden or practical difficulty in area variance cases. “*Tyler, et. al. v. District of Columbia Bd. of Zoning Adjustments*, 606 A.2d 1362 (D.C. 1992)(internal citations removed)(*Gilmartin v. District of Columbia Bd. of Zoning Adjustments*, 579 A.2d 1164, 1171 (D.C. 1990)(Reiterating in the context of an area variance that “increased expense and inconvenience to applicants for a variance are among the proper factors for BZA’s consideration.”). In *Wolf v District of Columbia Bd. of Zoning Adjustment*, the court of Appeals upheld a Board decision granting an area variance to permit conversion to a three-unit apartment where “marketability” of the property would otherwise be “unfeasible” and investment would yield loss rather than profit. 397 A.2d 936 (D.C. 1979)(Upholding approval of a lot area variance for conversion of a two-family dwelling to a three-unit apartment building where a two-family dwelling was not marketable). The Board has granted lot area variances from §401.3 based on financial feasibility grounds on several occasions.

In this instance, it is not simply that having fewer units would produce less of a profit for the Applicant. Rather, due to the exceptional circumstances at the Property described above, partially demolishing the existing structure and construction of an additional floor is the best option for the neighborhood and the only practical option for the Applicant. *Any* renovation of the existing structure that results in sales income from fewer than three units would result in an economically infeasible project. (See Exhibit C., D., E. and F.)

2. Practical Difficulty - Lot Occupancy Requirements §403.2

To provide additional rear egress for Unit C, the construction of a small balcony and external staircase is needed. The existing structure’s lot occupancy is currently greater than the allowed 60% lot occupancy under R4 and strict application of the zoning law under §403.2 would not allow any addition increasing the lot occupancy and thus creating a practical difficulty for the Applicant. (See Exhibit G.)

3. Practical Difficulty - Roof Structure Setback Requirements §400.7b

After consultation with the Zoning Administrator at the DCRA neither the original submitted architectural drawings nor the updated architectural drawings need relief from §400.7b.

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

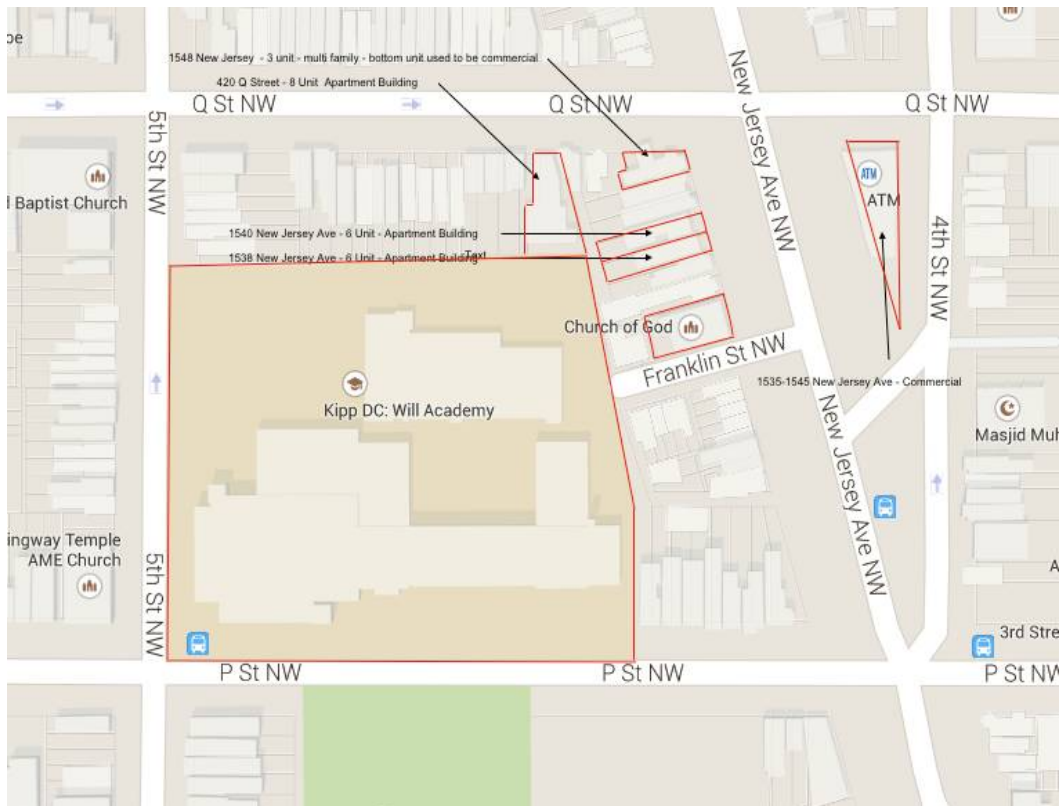
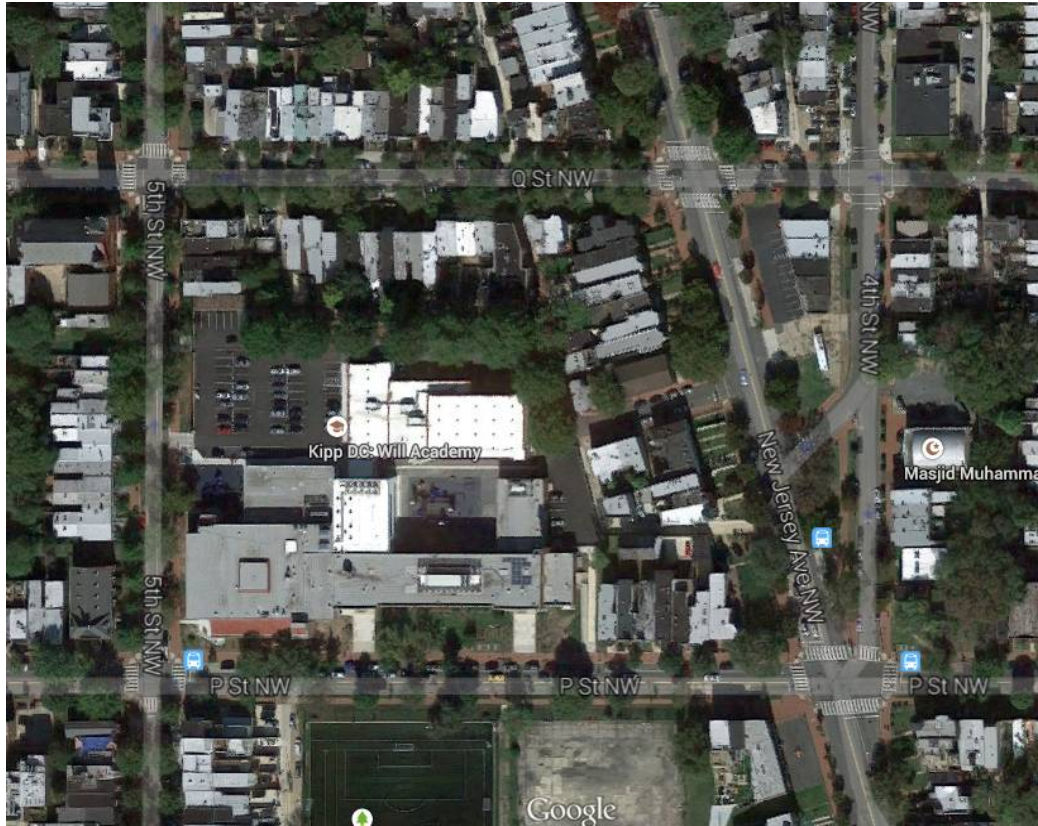
There will be no substantial detriment to the public good and no substantial impairment to the intent, purpose, and integrity of the zone plan by approving the zoning relief. With regard to the lot area variance, there will be little impact to residential density. The residential density on Square 510 is very low due to the presence of the Montgomery Elementary School, Kipp DC, a Church and a large parking lot. Any disruption is further limited because a number of neighboring properties, like the proposed project, are also multi-unit structures. The Property is part of an architecturally inconsistent block. The height, permitted as a matter of right and as visible from the front and back, will only exceed the neighboring properties by four feet without altering the architectural character of the block. Furthermore, by renovating a poorly maintained and neglected structure, the Applicant is replacing what is currently a detriment to the neighborhood with an asset to the nearby community. On April 8th, the Applicant explained in detail the planned renovations at the ANC 6E meeting. The ANC 6E voted unanimously to recommend approval to the BZA. Additionally the Applicant has gained the support of many neighbors, eight of whom have submitted signed letters of support.
(See Exhibit H. and I.)

The Applicant submits that the proposed project adequately balances the Zoning Regulations' goals of protecting neighboring properties and modernizing a Property to a more appropriate and more desirable use.

V. 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 the variance reliefs and special exception approval. We look forward to presenting our case to the Board on April 28, 2015.

EXHIBIT A: PHOTOGRAPHS OF
THE PROPERTY AND
IMMEDIATE SURROUNDINGS





Architecturally diverse block.



New Jersey Avenue, major traffic artery between Route 1 and 395.



Underdeveloped commercial lot with large parking lot across from Property.



1546 New Jersey Ave NW (Rear)

Clearly worn facade in stark contrast with mostly new construction or renovated surrounding properties. The Property is a detriment to the block.



Property and neighboring properties, photo shot from rear alley.



Immediate neighbor's wooden deck extending this property's lot occupancy beyond 70%.



New construction immediately across alley housing eight units. Photo shot from rear yard of the Applicant's property.

EXHIBIT B: STATEMENT FROM
GEORGE PETTIE

§GEORGE M. PETTIE
Building Consultant
1010 Massachusetts Ave., NE
Washington, DC 20002
703 405-0326

8 April, 2015

Navid Zahraie
navid.zah

Re: 1546 New Jersey Ave., N.W.
Washington, DC

Dear Mr. Zahraie,

I am pleased to provide this statement of the findings in my 5/21/15 inspection report, and follow-up crawlspace inspection, of the above referenced building.

Despite a general renovation occurred about 30-35 years ago and renovation after fire damage 11 years ago, the building is very dilapidated due to profound neglect, heavy wear and tear and the substandard nature of both phases of previous renovation work, much of which was obviously done in violation of minimum standards as well as applicable codes.

Structural integrity: Both floor structures require major repair and remediation, particularly to supporting joists. The exterior brickwork needs substantial re-pointing.

Roof: The roof is not old but was so poorly installed that it is coming off under normal wind loads. The installation was so amateurish and deficient that it cannot be remedied short of full replacement.

HVAC, Plumbing and Electrical Systems: These mechanical systems are in need of substantial repair and remedial work.

In summary, the poor overall condition and extensive major defects indicate that nothing short of general re-renovation of the interior, and restoration of the exterior, is needed.

You are welcome to contact me with any questions. If I can be of further service, please call on me.

With regards,

George Pettie
American Society of Home Inspectors
Certified Member # 181



Home inspector George Pettie inspects floor joists and crawl space.. He finds numerous improperly repaired and damaged joists. Repair of the joist, missing insulation and structural reinforcements require full replacement of the floor and subfloor.

EXHIBIT C: CONSTRUCTION COST
ESTIMATES AND PROFIT AND LOSS
ANALYSIS



SUPERIOR HOME
services, inc.

1546 New Jersey Ave Construction Cost Study

Description	Single Family	2 Units	3 Units
GENERAL CONDITIONS			
General Contractor			
General Conditions	30,000	35,000	45,000
SITE CONSTRUCTION			
Demolition			
Demo & Site Work	20,000	20,000	30,000
Excavation			
Excavation	-	-	20,000
CONCRETE			
Concrete Contractor			
Concrete & Foundations	15,000	15,000	30,000
MASONRY			
Masonry			
Masonry	10,000	8,000	20,000
METALS			
Basic Metal Materials and Methods			
Metals	8,000	8,000	48,000
WOODS AND PLASTICS			
Rough Carpentry			
Woods & Plastics	30,000	30,000	27,000
THERMAL AND MOISTURE PROTECTION			
Waterproofing/Dampproofing			
Thermal & Moisture Protection	25,000	25,000	45,000
DOORS AND WINDOWS			
Metal Doors and Frames			
Doors & Windows	35,000	24,000	55,000
FINISHES			
Basic Finish Materials			
Finishes	30,000	30,000	45,000
EQUIPMENT			
Maintenance Equipment			
Equipment	30,000	45,000	75,000
FURNISHINGS			
Artwork			
Furnishings	20,000	25,000	40,000
MECHANICAL			



SUPERIOR HOME
services, inc.

1546 New Jersey Ave Construction Cost Study

Description	Single Family	2 Units	3 Units
Fire Protection			
Sprinkler			15,000
Heating, Ventilating, and Air Conditioning (HVAC)			
Mech & Plumbing	38,000	45,000	65,000
ELECTRICAL			
Electrical Contractor			
Electrical	32,000	40,000	60,000
Sub Total	323,000	350,000	620,000
Hard Cost Contingency (2.5%)	8,075	8,750	15,500
Contractor Profit and Overhead (12%)	38,760	42,000	74,400
Total Construction Cost	369,835	400,750	698,450

PROFIT AND LOSS ANALYSIS			
PROJECT DESCRIPTION	1 FAMILY TOWNHOUSE	2 UNIT FLAT	3 UNIT MULTI FAMILY
TOTAL SQUARE FOOTAGE	2545	2545	3817
PURCHASE PRICE	\$679,990.00	\$679,990.00	\$679,990.00
CLOSING COSTS	\$15,344.00	\$15,344.00	\$15,344.00
HARD CONSTRUCTION COSTS	\$369,835.00	\$400,750.00	\$698,450.00
SOFT CONSTRUCTION COSTS	\$90,000.00	\$90,000.00	\$90,000.00
TOTAL CONSTRUCTION COSTS \$/SQFT	\$180.68	\$192.83	\$206.56
TOTAL PROJECT COSTS	\$1,155,169.00	\$1,186,084.00	\$1,483,784.00
ESTIMATE SALES PRICE HOUSE	\$1,000,000.00	N/A	N/A
ESTIMATED SALES PRICE UNIT A	N/A	\$580,000.00	\$550,000.00
ESTIMATED SALES PRICE UNIT B	N/A	\$650,000.00	\$600,000.00
ESTIMATED SALES PRICE UNIT C	N/A	N/A	\$650,000.00
TOTAL SALE	\$1,000,000.00	\$1,230,000.00	\$1,800,000.00
TAXES, COMMISSIONS AND FEES at 12.5%	NA	\$153,750.00	\$199,000.00
GROSS PROFIT AT 12.5%	NA	-\$109,834.00	\$117,216.00
GROSS PROFIT AT 12.5% IN %	NA	-9%	8%
TAXES, COMMISSIONS AND FEES at 8.5%	\$85,000.00	NA	NA
GROSS PROFIT AT 8.5%	-\$240,169.00	NA	NA
GROSS PROFIT AT 8.5% IN %	-21%	NA	NA

EXHIBIT D: STATEMENT FROM
SUPERIOR HOME SERVICES -
LICENSED CONTRACTOR



SUPERIOR HOME
services, inc.

April 14, 2015

Chairman Lloyd Jordan
Board of Zoning Adjustment
441 4th Street, NW
Suite 200S
Washington, DC 20001

Dear Chairman and Members of the Board,

Superior Home Services is a licensed construction company with over 25 years of experience in the District of Columbia, Maryland and Virginia. We have been in contact with *the Applicant* throughout the design phase of the project and on her request have executed a preliminary construction cost study for three different development options: Single Family, two 2 bedroom apartments and three 2 bedroom apartments.

The construction cost study reflects the minimum estimated cost for development of the property for midrange sales in the Washington DC housing market.

Sincerely,

Lisa Seemann
Controller
Superior Home Services

EXHIBIT E1: SALES COMPARABLES
- SINGLE FAMILY HOMES

Rating	Sent	Type	Stat	Transaction Type	ML#	Address	List Price	BR	FB	HB	Lvl	Fpl	Gar	Bsmt	Acres	Age	DOMP	#
	04/07/15	Res	Sold	Standard	DC8476697	607 Q St Nw	\$955,000	5	3	0	3	5	0	Yes	0.046	115	6	S
	04/07/15	Res	Sold	Standard	DC8552999	616 R St Nw	\$1,149,000	6	3	0	3	3	0	Yes	0.028	115	19	C
	04/07/15	Res	Sold	Standard	DC8494004	1429 3rd St Nw	\$899,000	4	3	1	3	0	0	Yes	0.028	108	55	C
	04/07/15	Res	Sold	Standard	DC8493200	214 P Street Nw	\$899,900	5	3	2	3	2	0	Yes	0	83	18	T

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Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size, schools and other information is not guaranteed.

[Terms of Use](#)

This report prepared for Chris Burns by Christopher Burns, 3014678385

[Map](#)
[Email from Apr 07 2015](#)

Previous · Next · 1-4 of 4 at 100 per page



607 Q ST NW, WASHINGTON, DC 20001

Status: SOLD**ML#: DC8476697**Type: **Attach/Row Hse**Style: **Victorian**BR: **5** FB: **3** HB: **0**Levels: **3** Fpls: **5**

#Gar/Carpt/Assign: //

HOA/Condo Fee: /

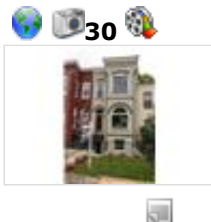
Lot Acres: **.05**Int Sqft: **0**Adv Sub: **SHAW**Basement Type: **Connecting Stairway, Fully Finished, English, Outside Entrance**Heat: **Radiator, Natural Gas****Listing Company: TTR Sotheby's International Realty**Close Date: **10-Nov-2014** Close Price: **\$1,110,126.00** DOMM/DOMP: **6/6****Residential****List Price: \$955,000.00**Transaction Type: **Standard**ADC Map Coord: **0000**Yr Blt: **1900****Total Taxes: \$4,713.25**

616 R ST NW, WASHINGTON, DC 20001

Status: SOLD**ML#: DC8552999**Type: **Multi-Family**Style: **Victorian**BR: **6** FB: **3** HB: **0**Levels: **3** Fpls: **3**

#Gar/Carpt/Assign: //

HOA/Condo Fee: /

Lot Acres: **.03**Int Sqft: **2578**Adv Sub: **OLD CITY #2**Basement Type: **Rear Entrance, Improved, Fully Finished, Connecting Stairway, Daylight, Part**Heat: **Forced Air, Natural Gas****Listing Company: Evers & Company Real Estate, Inc.**Close Date: **17-Mar-2015** Close Price: **\$975,000.00** DOMM/DOMP: **19/19****Residential****List Price: \$1,149,000.00**Transaction Type: **Standard**ADC Map Coord: **XXX**Yr Blt: **1900****Total Taxes: \$4,326.93**

1429 3RD ST NW, WASHINGTON, DC 20001

Status: SOLD**ML#: DC8494004**Type: **Dwelling w/Rental**Style: **Federal**BR: **4** FB: **3** HB: **1**Levels: **3** Fpls: **0**

#Gar/Carpt/Assign: //

HOA/Condo Fee: /

Lot Acres: **.03**Int Sqft: **0**Adv Sub: **OLD CITY #2**Basement Type: **Fully Finished**Heat: **Forced Air, Natural Gas****Listing Company: RE/MAX Specialists**Close Date: **30-Jan-2015** Close Price: **\$899,000.00** DOMM/DOMP: **55/55****Residential****List Price: \$899,000.00**Transaction Type: **Standard**ADC Map Coord: **00000**Yr Blt: **1907****Total Taxes: \$4,096.49**

214 P STREET NW, WASHINGTON, DC 20001

Status: SOLD**ML#: DC8493200**Type: **Attach/Row Hse**Style: **Traditional**BR: **5** FB: **3** HB: **2**Levels: **3** Fpls: **2**

#Gar/Carpt/Assign: //

HOA/Condo Fee: /

Lot Acres: **.00**Int Sqft: **0**Adv Sub: **TRUXTON CIRCLE**Basement Type: **Front Entrance, Fully Finished, Heated, Rear Entrance, Windows****Residential****List Price: \$899,900.00**Transaction Type: **Standard**ADC Map Coord: **0**Yr Blt: **1932****Total Taxes: \$5,084.19**Checked **0**[Print](#)[Email](#)[Mark as Viewed](#)

EXHIBIT E2: SALES COMPARABLES
- TWO BEDROOM APARTMENTS

Rating	Sent	Type	Stat	Transaction Type	ML#	Address	List Price	BR	FB	HB	Lvl	Fpl	Gar	Bsmt	Acres	Age	DOMP	#
	04/07/15	Res	Sold	Standard	DC8349063	1606 5th St NW #2	\$625,000	2	2	0	2	0	0	No	0	135	5	5
	04/07/15	Res	Sold	Standard	DC8315334	440 Warner St NW #B	\$599,555	2	2	0	2	0	0	No	0	115	5	5
	04/07/15	Res	Sold	Standard	DC8346041	1523 3rd St NW #2	\$599,000	2	2	0	1	0	0	No	0	109	8	5
	04/07/15	Res	Sold	Standard	DC8542914	636 Q St NW #2	\$634,555	2	2	0	1	0	0	No	0	115	7	5
	04/07/15	Res	Sold	Standard	DC8297293	515 Q St NW #2	\$589,495	2	2	0	1	0	0	No	0	3	4	5
	04/07/15	Res	Sold	Standard	DC8335467	301 R St NW #2	\$625,000	2	3	0	3	0	0	Yes	0	115	6	C
	04/07/15	Res	Sold	Standard	DC8409021	1719 5th St NW #B	\$625,000	2	2	1	2	1	0	No	0	100	32	5
	04/07/15	Res	Sold	Standard	DC8454784	206 P St NW #1	\$599,900	3	3	1	2	0	0	No	0	1	103	T
	04/07/15	Res	Sold	Standard	DC8425774	605 Rhode Island Ave NW #2	\$529,900	2	2	0	1	1	0	No	0	115	41	C
	04/07/15	Res	Sold	Standard	DC8349005	1606 5th St NW #1	\$529,000	2	2	1	2	0	0	No	0	135	5	5
	04/07/15	Res	Sold	Standard	DC8328054	1708 5th St NW #2	\$519,900	2	2	1	2	1	0	No	0	115	16	C

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Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size, schools and other information is not guaranteed.

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**1606 5TH ST NW #2, WASHINGTON, DC 20001****Status: SOLD****ML#: [DC8349063](#)**Type: **Attach/Row Hse**Style: **Federal**BR: **2** FB: **2** HB: **0**Levels: **2** Fpls: **0**#Gar/Carpt/Assign: **//**HOA/Condo Fee: **/\$236**

Lot Acres:

Int Sqft: **1200**Adv Sub: **SHAW**

Basement Type:

Heat: **Forced Air,Natural Gas****Listing Company: Evers & Company Real Estate, Inc.**Close Date: **17-Jun-2014** Close Price: **\$675,500.00****Residential****List Price: \$625,000.00**Transaction Type: **Standard**ADC Map Coord: **GOOGLE**Yr Blt: **1880****Total Taxes:**DOMM/DOMP: **5/5****440 WARNER ST NW #B, WASHINGTON, DC 20001****Status: SOLD****ML#: [DC8315334](#)**Type: **Semi-Detached**Style: **Traditional**BR: **2** FB: **2** HB: **0**Levels: **2** Fpls: **0**#Gar/Carpt/Assign: **//**HOA/Condo Fee: **/\$256**

Lot Acres:

Int Sqft: **1144**Adv Sub: **SHAW**

Basement Type:

Heat: **Forced Air,Natural Gas****Listing Company: Coldwell Banker Residential Brokerage**Close Date: **21-May-2014** Close Price: **\$675,000.00****Residential****List Price: \$599,555.00**Transaction Type: **Standard**ADC Map Coord: **0000**Yr Blt: **1900****Total Taxes: \$3,472.76**DOMM/DOMP: **5/5****1523 3RD ST NW #2, WASHINGTON, DC 20001****Status: SOLD****ML#: [DC8346041](#)**Type: **Attach/Row Hse**Style: **Contemporary**BR: **2** FB: **2** HB: **0**Levels: **1** Fpls: **0**#Gar/Carpt/Assign: **//**HOA/Condo Fee: **/\$240**

Lot Acres:

Int Sqft: **1170**Adv Sub: **SHAW**

Basement Type:

Heat: **Forced Air,Electric****Listing Company: TTR Sotheby's International Realty**Close Date: **03-Jul-2014** Close Price: **\$661,000.00****Residential****List Price: \$599,000.00**Transaction Type: **Standard**ADC Map Coord: **0**Yr Blt: **1906****Total Taxes: \$2,671.81**DOMM/DOMP: **8/8****636 Q ST NW #2, WASHINGTON, DC 20001****Status: SOLD****ML#: [DC8542914](#)**Type: **Semi-Detached**Style: **Victorian**BR: **2** FB: **2** HB: **0**Levels: **1** Fpls: **0**#Gar/Carpt/Assign: **//**HOA/Condo Fee: **/\$205**

Lot Acres:

Int Sqft: **1300**Adv Sub: **SHAW**

Basement Type:

Heat: **Forced Air,Natural Gas****Listing Company: Coldwell Banker Residential Brokerage**Close Date: **26-Feb-2015** Close Price: **\$655,000.00****Residential****List Price: \$634,555.00**Transaction Type: **Standard**ADC Map Coord: **000**Yr Blt: **1900****Total Taxes: \$3,962.70**DOMM/DOMP: **7/7****515 Q ST NW #2, WASHINGTON, DC 20001****Status: SOLD****ML#: [DC8297293](#)**Type: **Garden 1-4 Floors**Style: **Contemporary**BR: **2** FB: **2** HB: **0**Levels: **1** Fpls: **0**#Gar/Carpt/Assign: **//**HOA/Condo Fee: **/\$230**

Lot Acres:

Int Sqft: **1200**Adv Sub: **SHAW**

Basement Type:

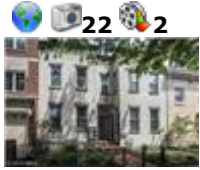
Heat: **Forced Air,Natural Gas****Listing Company: Coldwell Banker Residential Brokerage**Close Date: **24-Apr-2014** Close Price: **\$630,000.00****Residential****List Price: \$589,495.00**Transaction Type: **Standard**ADC Map Coord: **GOOGLE**Yr Blt: **2012****Total Taxes: \$4,632.50**DOMM/DOMP: **4/4****301 R ST NW #2, WASHINGTON, DC 20001****Status: SOLD****ML#: [DC8335467](#)**Type: **Semi-Detached**Style: **Victorian**BR: **2** FB: **3** HB: **0**Levels: **3** Fpls: **0**#Gar/Carpt/Assign: **//**HOA/Condo Fee: **/\$220**

Lot Acres:

Int Sqft: **0****Residential****List Price: \$625,000.00**Transaction Type: **Standard**ADC Map Coord: **XXX**Yr Blt: **1900**



Adv Sub: **OLD CITY #2** **Total Taxes: \$4,547.50**
 Basement Type: **Fully Finished, Daylight, Full, Connecting Stairway, Side Entrance, Walkout Stairs,**
 Heat: **Central, Forced Air, Central, Natural Gas**
Listing Company: Keller Williams Capital Properties
 Close Date: **10-Jun-2014** Close Price: **\$628,500.00** DOMM/DOMP: **6/6**



1719 5TH ST NW #B, WASHINGTON, DC 20001
Status: SOLD **ML#: [DC8409021](#)**
 Type: **Attach/Row Hse** Style: **Contemporary**
 BR: **2** FB: **2** HB: **1** Levels: **2** Fpls: **1**
 #Gar/Carpt/Assign: **//** HOA/Condo Fee: **/\$175**
 Lot Acres: Int Sqft: **1488**
 Adv Sub: **SHAW**
 Basement Type:
 Heat: **Forced Air, Natural Gas**
Listing Company: Long & Foster Real Estate, Inc.
 Close Date: **12-Sep-2014** Close Price: **\$610,000.00**

Residential
List Price: \$625,000.00
 Transaction Type: **Standard**
 ADC Map Coord: **0000**
 Yr Blt: **1915**
Total Taxes: \$4,204.70

DOMM/DOMP: **32/32**



206 P ST NW #1, WASHINGTON, DC 20001
Status: SOLD **ML#: [DC8454784](#)**
 Type: **Garden 1-4 Floors** Style: **Contemporary**
 BR: **3** FB: **3** HB: **1** Levels: **2** Fpls: **0**
 #Gar/Carpt/Assign: **//** HOA/Condo Fee: **/\$270**
 Lot Acres: Int Sqft: **1678**
 Adv Sub: **TRUXTON CIRCLE / SHAW**
 Basement Type:
 Heat: **Forced Air, Natural Gas**
Listing Company: GreenLine Real Estate, LLC
 Close Date: **30-Jan-2015** Close Price: **\$550,000.00**

Residential
List Price: \$599,900.00
 Transaction Type: **Standard**
 ADC Map Coord: **XXXX**
 Yr Blt: **2014**
Total Taxes:

DOMM/DOMP: **103/103**



605 RHODE ISLAND AVE NW #2, WASHINGTON, DC 20001
Status: SOLD **ML#: [DC8425774](#)**
 Type: **Garden 1-4 Floors** Style: **Victorian**
 BR: **2** FB: **2** HB: **0** Levels: **1** Fpls: **1**
 #Gar/Carpt/Assign: **//** HOA/Condo Fee: **\$.00/\$250**
 Lot Acres: Int Sqft: **925**
 Adv Sub: **OLD CITY #2**
 Basement Type:
 Heat: **Forced Air, Natural Gas**
Listing Company: Long & Foster Real Estate, Inc.
 Close Date: **14-Oct-2014** Close Price: **\$529,900.00**

Residential
List Price: \$529,900.00
 Transaction Type: **Standard**
 ADC Map Coord: **N/A**
 Yr Blt: **1900**
Total Taxes: \$3,201.44

DOMM/DOMP: **41/41**



1606 5TH ST NW #1, WASHINGTON, DC 20001
Status: SOLD **ML#: [DC8349005](#)**
 Type: **Attach/Row Hse** Style: **Federal**
 BR: **2** FB: **2** HB: **1** Levels: **2** Fpls: **0**
 #Gar/Carpt/Assign: **//** HOA/Condo Fee: **/\$236**
 Lot Acres: Int Sqft: **1290**
 Adv Sub: **SHAW**
 Basement Type:
 Heat: **Forced Air, Natural Gas**
Listing Company: Evers & Company Real Estate, Inc.
 Close Date: **17-Jun-2014** Close Price: **\$529,000.00**

Residential
List Price: \$529,000.00
 Transaction Type: **Standard**
 ADC Map Coord: **GOOGLE**
 Yr Blt: **1880**
Total Taxes:

DOMM/DOMP: **5/5**



1708 5TH ST NW #2, WASHINGTON, DC 20001
Status: SOLD **ML#: [DC8328054](#)**
 Type: **Garden 1-4 Floors** Style: **Federal**
 BR: **2** FB: **2** HB: **1** Levels: **2** Fpls: **1**
 #Gar/Carpt/Assign: **//** HOA/Condo Fee: **/\$1**
 Lot Acres: Int Sqft: **942**
 Adv Sub: **OLD CITY #2**
 Basement Type:
 Heat: **Forced Air, Natural Gas**
Listing Company: Fairfax Realty, INC
 Close Date: **23-Jun-2014** Close Price: **\$505,000.00**

Residential
List Price: \$519,900.00
 Transaction Type: **Standard**
 ADC Map Coord: **XXX**
 Yr Blt: **1900**
Total Taxes: \$3,669.45

DOMM/DOMP: **16/16**

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EXHIBIT F: STATEMENT FROM C.
BURNS - LICENSED REAL ESTATE
AGENT



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

Dear Chairman and Members of the Board:

I have been a real estate agent in Washington DC since 2012 and have been involved in numerous real estate sale transactions throughout the city. I have been retained by 1546 New Jersey Ave, LLC ("Applicant") to provide a market analysis for its proposed development project at 1546 New Jersey Avenue, NW. I represented my clients in the acquisition of this property in June 2014 and am highly familiar with the site.

I am writing this letter to offer my opinion regarding the marketability and suggested sales prices for condominium units at the proposed site.

I have reviewed the proposed sales prices that the Applicant has provided to the Board of Zoning Adjustment and consider these to be accurate in consideration of comparable sales in the neighborhood, expected delivery to market, and time required for permitting and construction. Further, the site's location, on a busy street and across from a dilapidated commercial complex, will have a negative impact on pricing.

Feel free to contact me if you have any further questions.

Thanks,

Chris Burns
Burns@greenlinere.com
301-467-8385
DC Salesperson License: SP98371993

EXHIBIT G: SEE UPDATED
ARCHITECTURAL PLANS AND
ELEVATIONS

EXHIBIT H: ADVISORY
NEIGHBORHOOD COMMISSION
LETTER OF SUPPORT

(The Applicant received unanimous support from the ANC on April 7, 2015. The statement confirming the support from the ANC was not yet received on the date of submission. Exhibit H will be added to the application shortly.)

EXHIBIT I: LETTERS OF SUPPORT
FROM NEIGHBORS

Date : Mar 29

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

RE : Letter in Support of BZA Application No. 18984 – 1546 New Jersey Avenue N.W.

Dear Members of the Board,

I am writing to express my support for the application for zoning relief at 1546 New Jersey Avenue N.W. (the "Property") submitted by KZ (the "Applicant") to allow the conversion of the "Property" into a three unit multi-family apartment house. I urge the Board to approve the application as proposed.

The plans for the Applicant's proposed renovation/addition have been explained to me. The proposed project will improve our neighborhood and 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 proposed renovation/addition is comparable to other projects in our immediate vicinity and will not intrude upon the character, scale or pattern of the houses in our neighborhood.

Thank you for the opportunity to provide feedback in this matter.

Sincerely,

WZ (Signature)

Name : William Richards

Address : 419 Q Street NW

Date : 3/27/15

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

RE : Letter in Support of BZA Application No. 18984 - 1546 New Jersey Avenue N.W.

Dear Members of the Board,

I am writing to express my support for the application for zoning relief at 1546 New Jersey Avenue N.W. (the "Property") submitted by KZ (the "Applicant") to allow the conversion of the "Property" into a three unit multi-family apartment house. I urge the Board to approve the application as proposed.

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Thank you for the opportunity to provide feedback in this matter.

Sincerely,

Judith Rawson (Signature)

Name : Judith Rawson

Address : 434 Q ST NW
Washington, DC 20001

Date : 3/27/15

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

RE : Letter in Support of BZA Application No. 18984 - 1546 New Jersey Avenue N.W.

Dear Members of the Board,

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Thank you for the opportunity to provide feedback in this matter.

Sincerely,

Caroline Gezon (Signature)

Name : Caroline Gezon

Address : 425 Q. Street NW
Washington, DC 20001

Date : 3-7-2015

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

RE : Letter in Support of BZA Application No. 18984 - 1546 New Jersey Avenue N.W.

Dear Members of the Board,

I am writing to express my support for the application for zoning relief at 1546 New Jersey Avenue N.W. (the "Property") submitted by KZ (the "Applicant") to allow the conversion of the "Property" into a three unit multi-family apartment house. I urge the Board to approve the application as proposed.

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Thank you for the opportunity to provide feedback in this matter.

Sincerely,

 (Signature)

Name : Rosalena U. Thompson

Address : 1534 New Jersey Ave. NW
Washington DC 20001
rosalena-thompson@hotmail.com

Date : 3/21/15

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

RE : Letter in Support of BZA Application No. 18984 - 1546 New Jersey Avenue N.W.

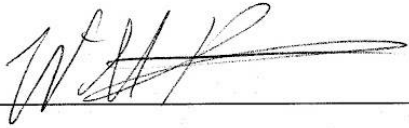
Dear Members of the Board,

I am writing to express my support for the application for zoning relief at 1546 New Jersey Avenue N.W. (the "Property") submitted by KZ (the "Applicant") to allow the conversion of the "Property" into a three unit multi-family apartment house. I urge the Board to approve the application as proposed.

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Thank you for the opportunity to provide feedback in this matter.

Sincerely,



(Signature)

Name : William Peterman

Address : 437 Q Street NW
20001

Date : 3/7/15

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

RE : Letter in Support of BZA Application No. 18984 - 1546 New Jersey Avenue N.W.

Dear Members of the Board,

I am writing to express my support for the application for zoning relief at 1546 New Jersey Avenue N.W. (the "Property") submitted by KZ (the "Applicant") to allow the conversion of the "Property" into a three unit multi-family apartment house. I urge the Board to approve the application as proposed.

The plans for the Applicant's proposed renovation/addition have been explained to me. The proposed project will improve our neighborhood and 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 proposed renovation/addition is comparable to other projects in our immediate vicinity and will not intrude upon the character, scale or pattern of the houses in our neighborhood.

Thank you for the opportunity to provide feedback in this matter.

Sincerely,

Anthony Watkins (Signature)

Name : Anthony Watkins

Address : 1536 New Jersey Ave NW
Washington DC 20001

Date : 3/23/2015

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

RE : Letter in Support of BZA Application No. 18984 - 1546 New Jersey Avenue N.W.

Dear Members of the Board,

I am writing to express my support for the application for zoning relief at 1546 New Jersey Avenue N.W. (the "Property") submitted by KZ (the "Applicant") to allow the conversion of the "Property" into a three unit multi-family apartment house. I urge the Board to approve the application as proposed.

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Thank you for the opportunity to provide feedback in this matter.

Sincerely,

 _____ (Signature)

Name : Ryan Samuel

Address : 1538 New Jersey Ave NW
WDC 20001
