



April 20th, 2015

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 represented my clients in the acquisition of this property in June 2014 and am familiar with the site.

My clients paid a fair market price for 1546 New Jersey Ave when they acquired the property in June 2014. My clients were in competition with several other bids, and in the current competitive real estate market, the buyer must often waive inspection contingencies for "As-Is" properties.

They purchased this building with the best amount of information they had, without the ability to perform a thorough inspection prior to closing. Please find attached comparable property sales in the neighborhood that have occurred within a year of their acquisition.

Thanks,

Chris Burns
Realtor, Greenline Real Estate
Burns@greenlinere.com
301-467-8385
DC Salesperson License: SP98371993



309 R ST NW, WASHINGTON, DC 20001
Status: SOLD **ML#: [DC8138510](#)**
 Type: **Multi-Family** Style:
 BR: FB: HB: Levels: **3** Fpls:
 #Gar/Carpt/Assign: // HOA/Condo Fee: /
 Lot Acres: **.04** Int Sqft:
 Adv Sub: **OLD CITY #2**
 Basement Type: **Partial, Sub**
 Heat: **Radiator, Natural Gas**
Listing Company: Moats Realty LLC
 Close Date: **23-Oct-2013** Close Price: **\$725,000.00**

Multi-Family
List Price: \$750,000.00
 Transaction Type: **Standard**
 ADC Map Coord: **0**
 Yr Blt: **1900**
Total Taxes: \$3,045.98

DOMM/DOMP: **5/5**



1546 NEW JERSEY AVE NW, WASHINGTON, DC 20001
Status: SOLD **ML#: [DC8311820](#)**
 Type: **Multi-Family** Style: **Federal**
 BR: **6** FB: **2** HB: **0** Levels: **2** Fpls: **1**
 #Gar/Carpt/Assign: // HOA/Condo Fee: /
 Lot Acres: **.05** Int Sqft: **0**
 Adv Sub: **OLD CITY #2**
 Basement Type:
 Heat: **Forced Air, Natural Gas**
Listing Company: Exit Bennett Realty
 Close Date: **13-Jun-2014** Close Price: **\$679,990.00**

Residential
List Price: \$679,990.00
 Transaction Type: **Standard**
 ADC Map Coord: **GPS**
 Yr Blt: **1910**
Total Taxes: \$3,401.02

DOMM/DOMP: **10/10**



No Photo Available

1630 5TH ST NW, WASHINGTON, DC 20001
Status: SOLD **ML#: [DC8430724](#)**
 Type: **Semi-Detached** Style: **Other**
 BR: **3** FB: **2** HB: **0** Levels: **3** Fpls: **0**
 #Gar/Carpt/Assign: // HOA/Condo Fee: /
 Lot Acres: **.05** Int Sqft: **2400**
 Adv Sub: **OLD CITY #2**
 Basement Type: **Fully Finished**
 Heat: **Forced Air, Natural Gas**
Listing Company: Coldwell Banker Residential Brokerage
 Close Date: **13-Aug-2014** Close Price: **\$660,000.00**

Residential
List Price: \$660,000.00
 Transaction Type: **Standard**
 ADC Map Coord: **0**
 Yr Blt: **1995**
Total Taxes: \$4,868.38

DOMM/DOMP: **0/0**



1551 3RD ST NW, WASHINGTON, DC 20001
Status: SOLD **ML#: [DC8446730](#)**
 Type: **Semi-Detached** Style:
 BR: FB: HB: Levels: **3** Fpls:
 #Gar/Carpt/Assign: // HOA/Condo Fee: /
 Lot Acres: **.04** Int Sqft:
 Adv Sub: **SHAW**
 Basement Type: **Daylight, Partial, Partial, Rear Entrance**
 Heat: **Radiator, Natural Gas**
Listing Company: Long & Foster Real Estate, Inc.
 Close Date: **16-Jan-2015** Close Price: **\$710,900.00**

Multi-Family
List Price: \$625,000.00
 Transaction Type: **Standard**
 ADC Map Coord: **TBD**
 Yr Blt: **1905**
Total Taxes: \$2,631.26

DOMM/DOMP: **8/8**

Copyright © 2015 Metropolitan Regional Information Systems, Inc.
 Information is believed to be accurate, but should not be relied upon without verification.
 Accuracy of square footage, lot size, schools and other information is not guaranteed.

[Terms of Use](#)

April 23, 2015

Board of Zoning
441 4th Street NW Suite 200S
Washington, DC 20001

Re 1546 New Jersey Avenue NW

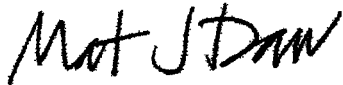
Dear Members of the Board,

I am the Principal-In-Charge of Keast & Hood, a structural engineering firm founded in 1953 with offices in the Washington, DC and Philadelphia. Kateh Zahraie ("the Applicant") has requested my firm's services for planned renovation and addition at 1546 New Jersey Avenue NW, Washington DC

After careful review of the geotechnical investigation results and based on our analysis of the existing building foundations, even minimal weight added to the structure will require the existing footings and structure to be reinforced or underpinned. For this particular property, these reinforcements were not anticipated and, in fact would be considered to be uncommon in order to accommodate the full additional floor that is being proposed. Moreover, the need for costly structural reinforcement even to accommodate a partial third floor and/or roof deck is exceptional or unexpected in our professional opinion.

Please do not hesitate to contact the undersigned if we can answer any questions at all or if we can be of any additional assistance.

Sincerely,



Matthew J. Daw, PE, LEED AP
Principal, Keast & Hood