APPLICATION OF KATEH ZAHRAIE
1546 NEW JERSEY AVENUE NW
BZA APPLICATION NO. 188984

1st HEARING DATE: April 28, 2015
2nd HEARING DATE: May 19, 2015

Supplemental Statement of Applicant and Supplemental Exhibits

The Applicant seeks to convert a two unit flat into a three unit apartment building in an R4 district. Under the §401.3, the conversion of the 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.
Except for the addition of a small balcony and external staircase in the back, the building envelope of the proposed project and all other aspects of the project remain permitted as a matter-of-right, even if analysed with the recently proposed more stringent R4 zoning amendments.

As requested by the Board at the hearing on April 28th, the Applicant hereby submits additional exhibits.

DOCUMENTATION

1- Evidence of structural damage to the property:

Supplemental Exhibit A shows photos of the current state of the building: a long history of water damage, 2 fires, extensive neglect and non code compliant maintenance create unsafe living conditions.

As shown in the Pre-hearing statement, the unforeseen structural reinforcement of the Property is suggested by Keast and Hood, a well established engineering firm and by Inspector George Pettie of Homechek of America Inc. Resumes of both professionals are attached as *Supplemental Exhibits B and C* and show their professional experience and expertise.

- *Supplemental Exhibit A*: Photographs of the dilapidated state of the building and non code compliant maintenance.
- *Supplemental Exhibit B*: Resume of Inspector George Pettie of Homechek of America Inc.

- *Supplemental Exhibit C*: Resume of Structural Engineer Matt Daw of Keast and Hood

2- Financial Information for availble development options:

Supplemental Exhibit D shows cost estimates for full restoration of the Property estimated at different cost levels. *Supplemental Exhibit E* shows a financial feasibility study of rental units, including rental as single family home also the various rental options available.

Supplemental Exhibits D and E show that only the sale of three two-bedroom apartments or the rental of eight one-bedroom apartments would yield an acceptable return.

- *Supplemental Exhibit D*: Additional Financial Feasibility Study of various development options for sales of condominiums with full restoration construction cost estimate priced Low $150/Sqft, Mid $175/Sqft, High $200/Sqft. Underpinning, needed for a roof deck or partial third story is not realistic with the $150/Sqft option.
- *Supplemental Exhibit E*: Financial feasibility study of rental units, including rental as single family home.
- *Supplemental Exhibit F*: Rental Comps for Single Family house, 1-bedroom and 2-bedroom and apartments.

3- Potential Alternative uses of the property:

The only reasonable and viable alternative use for the Property instead of condominium sales would be to convert the building into rental units.

- *Supplemental Exhibit E*: Financial feasibility study of rental units, including rental as single family home also the various rental options available.

4- Support and communication with adjacent neighbors

We have continued our efforts to reach out to our 4 adjacent neighbors. Ms Dolenz (lot 0150) has expressed support *(Supplemental Exhibit G)*, Mr Jones (lot 0149) has asked for a shade study showing how our structure will affect his solar panel project. This shade study was provided to Mr Jones on May 11, 2015 and shows our structure will add 20 min of shade around December 21st (shortest day) from around 9 am until around 9:20 am and is unlikely to affect the efficiency of his planned solar panels *(Supplemental Exhibit H)*. Mr Dickerson (lot 0144) has not responded to our repeated attempts to communicate *(Supplemental Exhibit I)*. Mr Smith (lot 0151) opposes the project for reasons unrelated to the relief requested, as observed by the Board during the hearing on April 28, 2015.

- *Supplemental Exhibit G:* Email from Charlotte Dolenz (owner of adjacent lot 0150)
- *Supplemental Exhibit H:* Email to Mr. Jones including shade study (owner of adjacent lot 0149)
- *Supplemental Exhibit I:* Certified mail receipt to Julian G. Dickerson (owner of lot 0144).

THREE PRONG VARIANCE TEST

As described in the prior submissions and supplemental exhibits added to this statement, the Applicant satisfies the three prong test for area variance relief.

I. Exceptional Circumstance

As described in prior submission and supplemental exhibits added to this statement, 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 exceptional surroundings; (2) the Property's history shows illegal construction and work without a permit; and (3) the existing structure lacks basic features and is in a dilapidated and deteriorated condition.
See *Supplemental exhibit A, B and C.*

II. Practical Difficulty

§401.3 has been ruled by the board and by the court of appeals as an area variance, the D.C. Court of Appeals confirmed that ruling in *Wolf v. D.C. Board of Zoning Adjustment,* 397 A.2d 936, 943 (D.C. 1979). It is well established that the BZA may consider "a wide range of factors in determining whether there is an 'unnecessary burden' or 'practical difficulty'. Increased expense and inconvenience to an applicant for a variance are among the factors for the BZA's consideration" *Gilmartin*, 579 A.2d at 1711. Other factors to be considered by the BZA, according to *Gilmartin*, include: "the severity of the variance(s) requested"; "the weight of the burden of strict compliance"; and "the effect the proposed variance(s) would have on the overall zone plan." Thus, to demonstrate practical difficulty, an applicant must show that strict compliance with the regulations is *burdensome*, not impossible.

Due to the number and nature of the hidden problems and in light of the unforeseen extensive renovations necessitated by the history and physical and structural condition of the Property, a 3 unit apartment structure for sales is required for the project to be financially feasible. *Supplemental Exhibit E* shows alternative uses (rental) will only generate an acceptable return if eight rental units are created. *Supplemental Exhibit D* further explores the various development options available as condominium sales. In this instance, the Applicant has demonstrated that without a variance the Property will not generate a fair and reasonable return on investment. It is not simply that compliance with the lot area requirement would produce less of a profit for the Applicant. Rather, *any* renovation of the existing structure that results in income from the sales of fewer than 3 units or rental of fewer than eight units would result in an economically infeasible project.

The Applicant has prepared and provided a considerable amount of financial documentation to demonstrate the financial infeasibility of alternative uses of the Property. The Applicant does not rely on generalities but provides the Board with specific alternatives to analyze. These alternatives include rental and sales of matter-of-right projects (including a single-family home and flats), a comparison of condominium sales versus rental apartments as proposed.

As demonstrated by the various Profit & Loss Analyses, Construction Budgets and MRIS Comps, a structure with fewer units than 3 condominium unit for sales, would result in a financially infeasible project. The proposed 8-unit rental structure also results in a reasonable return to the Applicant. *See Downtown Cluster of Congregations v. District of Columbia* Bd. *of Zoning Adjustment,* 675 J\.2d 484 (D.C. 1996) (finding that an undue hardship existed because a tenant could not be located that offered a "reasonable rate of return to the owner"). In *Downtown Cluster,* the Court heard testimony and upheld variance relief based on financial infeasibility. The Court concluded that the 6% return the applicant could achieve as a matter of right was insufficient and the 9% return that would be achieved upon approval of the variance was a reasonable return. *1d.* at 487-89. Furthermore, the Board granted relief in *1-1·/.1 Fairmont Partners, LLC* based on financial figures showing a 15% return, which the Board determined was a reasonable return. *See* BZA Case No. 18163-A, Transcript p. l46.

We submit that the Applicant has fully demonstrated the financial infeasibility of a structure with fewer than 3 units when sold as condominiums and fewer than 8 units when rented.

III. No Detriment to the Public Good or Zoning Plan

Approval of the application will not cause detriment to the public good or be inconsistent with the Zoning Plan. By renovating a poorly maintained and dilapidated structure and constructing a well-maintained residential structure, the Applicant is replacing what is currently a detriment to the neighborhood with an asset to the nearby community.
The proposed structure's envelope does not exceed what is allowed as matter-of-right even if analyzed within the newly proposed R4 zoning regulations.
Furthermore the building is located on a square with exceptionally low density because of Kipps High School and a large parking lot. The immediate surroundings are of exceptionally low density also because of the commercial square right in front of the property.

The Applicant has gone to great lengths to be a good neighbor in planning this project. The Applicant has informed all adjacent neighbors of scope of the planned renovations. Two adjacent neighbors have expressed their support for the proposed renovations. The owner of 1548 New Jersey (lot 144) was

contacted by certified mail and the Applicant has left numerous requests with his tenants to contact her. Since the hearing on April 28, the Applicant has met with the owner of 1544 New Jersey to discuss the scope of the project and address his concerns. Although the issues, raised during the hearing and the subsequent meeting are not directly related to the relief requested herein, the Applicant will take extra measures to take these concerns into account in the final permit documents.
Further ANC 6E voted unanimously in support of the project and a number of neighbors have provided letters of support. OP did not recommend denial of the application but did not voice strong opposition and agrees the project would be an asset to the nearby community.

CONCLUSION

For the reasons stated above, this application meets the requirements for area variance relief, and the Applicant respectfully requests that the Board grant the requested relief.

Exhibit A:
Photographs of interior of the building after purchase and inspection

Joists showing extensive fire damage. Improperly installed electrical writing a testament to the property's history of unsafe maintenance.

Extensive fire damage caused by two separate fires.

Neglect and non-existing maintenance of the building causing structural damage over time requiring unforeseen costly structural repairs.

Long history of water damage to the back wall and around the house has caused damage to the structure in the Western bearing wall causing the back side of the building to sink--
exposing cracks in the wall, broken roof and floor joists.


Improperly installed and rotten wood joists creating unsafe conditions.

Joists showing moisture damage.

Broken roof joists and dilapidated condition of bearing walls.

Exhibit B:

Resume of George Pettie of HomeChek of America Inc.

GEORGE M. PETTIE
PROFESSIONAL HOME INSPECTIONS
1010 MASSACHUSETTS AVE, NE,
WASHINGTON, DC 20002

PROFESSIONAL QUALIFICATIONS

Member, American Society of Home Inspectors
- Certified Member #181 since 1979
- Presenter at National Conferences and Chapter educational programs

Founder, Home Inspection firms
- HomeChek Service Inc. in 1982
- HomeChek of America Inc. in 1988
- Over 86,000 inspections performed by HomeChek inspectors.

Home Inspector, Maryland licensed, serving Maryland, Virginia, Washington, DC
- Over 18,000 inspections personally performed since 1977

Court Expert Witness
- Montgomery County & Prince George's County, Maryland
- Fairfax County and Arlington County, Virginia
- Washington, DC

Author
- ChekBook of Basic House Knowledge & Maintenance Guide

Subject Matter Expert
- National Home Inspection Exam, 2009 – 2014

Instructor
- Professional Inspector's Training Institute
  - Mechanical systems, 1985 – 1997
- Prince George's Community College
  - Home Construction, 1980 – 1981
- Home-Tech Seminars
  - Home Renovation, 1973 - 1980

Building Contractor
- Residential & commercial properties, 1970 – 1979

Real Estate Developer
- Residential & commercial properties, 1972 – 2010
- Land development, 1986 - Present

Exhibit C:

Resume of Matt Daw, Principal of Keast and Hood

KEAST & HOOD
STRUCTURAL ENGINEERS

MATTHEW J. DAW, PE, LEED® AP
Principal

Education

Drexel University, Bachelor of Science, Architectural Engineering, 1992
Drexel University, Bachelor of Science, Civil Engineering, 1993
Graduate Studies, Columbia University, 1995

Registrations

Registered Professional Engineer: DC, DE, FL, MD, MS, NC, NE (reciprocity in process), NJ, NY, PA, SC, TX, VA, WV, and WY
US Green Building Council LEED Accredited Professional, 2004
National Council of Examiners for Engineering and Surveying (NCEES), Registered Professional

Professional Membership/ Affiliations

ACEC Federal Procurement Advisory Committee Member
American Concrete Institute International, Member
American Institute of Architects, Washington, DC, Baltimore, Chesapeake Bay Chapters, Affiliate Member
American Institute of Steel Construction, Member
APT-DC – Association for Preservation Technology, Member
Baltimore Neighborhood Design Center, Volunteer
DC Preservation League, Member
Downtown Partnership of Baltimore, Member
Engineer's Society of Baltimore/Engineer's Club, Member
Lambda Alpha International – Member, Inducted 2011
National Trust for Historic Preservation, Member
Preservation Maryland – Board of Directors, Elected 2012
Structural Engineer's Association of Metropolitan Washington, Past Chairman
US Lighthouse Society, Volunteer
Washington Architecture Foundation, Board Member

Academic Affiliations/ Lectures/ Presentations

The American Institute of Architects: Guest Lecturer: "Archaic Structural Systems I&II", 2010-2012
The American Institute of Architects: Guest Lecturer: "Earthquake / Emergency Response", 2012
SEU – Structural Engineering University – "Impacts from the Mineral, VA Earthquake", 2012
University of Maryland Department of Architecture: Adjunct Faculty Member and Guest Lecturer, 2004-2012
Clemson University Department of Architecture: Guest Lecturer – "Archaic Structural Systems" and "Non-Destructive-Testing of Historic Structures", 2007-2010
Johns Hopkins University Department of Civil Engineering: Guest Lecturer "Engineering of the San Martin Center Cable-Stayed Pedestrian Bridge", 2004
Philadelphia University Department of Architecture: Adjunct Faculty Member and Guest Lecturer, 2000
University of Pennsylvania College of Engineering: Guest Lecturer – Engineering of Jon M. Huntsman Hall", 2000

Profile

Matthew Daw, PE, LEED®, Principal and Director of Keast & Hood's Washington, D.C. office, is experienced in the structural design and project management of a wide variety of complex architectural and engineering projects. While his project engineering and management experience has encompassed significant new landmark building construction, Mat has amassed an equally extensive background involving the renovation, diagnostics, repair, and emergency stabilization of many notable existing and historic buildings.

An overview of Mat's background includes: archaic building structural systems, expertise in a wide variety of building materials (new and old), non-destructive-testing and evaluation (NDT/E), sustainable design, pre- and post-tensioned systems, building movement monitoring and instrumentation, specialty foundation and underpinning systems, building condition assessment, waterproofing, envelope and curtainwall systems, façade retention and stabilization, structural peer reviews, vibrations / acoustics, forensics and litigation, due diligence investigations, construction means and methods, and security-related topics.

KEAST & HOOD
STRUCTURAL ENGINEERS

FIRM PROFILE

Keast & Hood is a structural engineering firm founded in 1953. Over the course of its history, the firm has earned a reputation for committed client service and high quality, technically astute engineering. In addition to structural design for new buildings, the firm is a nationally recognized leader in building diagnostics and the preservation, restoration, and rehabilitation of historic structures.

Structural Engineering expertise

- **New Construction**
- **Renovations & Additions**
- **Adaptive Reuse**
- **Historic Preservation**
- **Masonry Stabilization**
- **Structural Intervention**
- **Condition Assessments**
- **Façade Assessments**

About the firm

- **Offices:** Philadelphia, PA, and Washington, DC
- **Staff:** 42 total; 23 registered engineers
- **Registration:** 23 states
- **Recognition**: More than 50 local and national awards since 2000
- **Experience**: Traditional and new structural materials and systems
- **Clients**: Architects, owners, institutions, government agencies

Diversity in practice

Our staff enriches the design process at all levels:

- Proficiency in design/documentation software including Revit (BIM), CADstudio, Ram, Staad, Safe, MasterSpec, and others
- Design or intervention within Colonial, Federal, Greek Revival, Gothic, Victorian, Deco, Modern, and Post-Modern architecture
- Effective communication with all participants in a construction project – from CEOs and board members to facility managers, architects, code officials, contractors, and sub-consultants

Setting Standards

Keast & Hood Co. has helped establish standards for the evaluation and repair of buildings, including early involvement with the Secretary of the Interior's Standards for Historic Preservation, ASCE 11-90 "Guidelines for Structural Condition Assessment of Existing Buildings," SEI/ASCE 30-00 "Guideline for Condition Assessment of the Building Envelope," and Philadelphia Bill 090568-AAA, PM 304.10, "Periodic Inspection of Exterior Walls and Appurtenances of Buildings," (Philadelphia Façade Inspection Ordinance).

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400 Market Street
Suite 1250
Philadelphia, PA 19106
Phone: (215) 625-0099

Washington, DC Office:
1350 Connecticut Avenue NW
Suite 412
Washington, DC 20036
Phone: (202) 223-1941

Principals: F. Baumert, M. Daw, T. Normile, D. Doukakis

1987 Shareholder's Meeting atop Billy Penn's Hat (Philadelphia City Hall): T. Leidigh, C. Baumert, N. Gianopulos

Founding principals c. 1953: D. DiBona, T. Leidigh, R. Hood, N. Gianopulos

www.keasthood.com
mail@keasthood.com

Exhibit D:

Additional Financial Feasibility Study of various development options for sales of condominiums with full restoration construction cost estimate Low-Med-High

Full restoration Construction Cost Low–Mid–High

CONSTRUCTION COST (HARD + SOFT) LOW AT $150/sqft	Purchase Price	Total Square Footage	Cost Estimate	Gross Sales	Net Sales (-12.5%)	Profit	Return in %
Single Family Home - Full Restoration - existing shell	695334	2545	381750	1050000	971250	-105834	-9.825974576
2 Unit Full Restoration - existing shell	695334	2545	381750	1230000	1076250	-834	-0.0774312867
2 Unit Full Restoration - Partial third Floor - without structural repairs + underpinin	695334	2934	440100	1350000	1181250	45816	4.035109042
2 Unit Full Restoration - Full third Floor - without structural repairs + underpining	695334	3817	572550	1450000	1268750	866	0.06830277849
2 Unit Full Restoration - Full third Floor - with underpinning	695334	3501	NA				
3 Unit Full Restoration - Full third Floor - with underpinning	695334	3501	NA				
CONSTRUCTION COST (HARD + SOFT) MEDIUM AT $175/sqft	Purchase Price	Total Square Footage	Cost Estimate	Gross Sales	Net Sales (-12.5%)	Profit	Return in %
Single Family Home - Full Restoration - existing shell	695334	2545	445375	1050000	971250	-169459	-14.85558543
2 Unit Full Restoration - existing shell	695334	2545	445375	1230000	1076250	-64459	-5.650783855
2 Unit Full Restoration - Partial third Floor - without structural repairs + underpinin	695334	2934	513450	1400000	1225000	16216	1.341513455
2 Unit Full Restoration - Full third Floor - without structural repairs + underpining	695334	3817	667975	1500000	1312500	-50809	-3.726888035
2 Unit Full Restoration - Full third Floor - with structural repairs + underpinning	695334	3817	667975	1500000	1312500	-50809	-3.726888035
3 Unit Full Restoration - Full third Floor - with underpinning	695334	3817	667975	1800000	1575000	211691	15.52773436
CONSTRUCTION COST (HARD + SOFT) HIGH AT $200/sqft	Purchase Price	Total Square Footage	Cost Estimate	Gross Sales	Net Sales (-12.5%)	Profit	Return in %
Single Family Home - Full Restoration - existing shell	695334	2545	509000	1050000	971250	-233084	-19.35376731
2 Unit Full Restoration - existing shell	695334	2545	509000	1230000	1076250	-128084	-10.63525567
2 Unit Full Restoration - Partial third Floor - without structural repairs + underpinin	695334	2934	586800	1420000	1242500	-39634	-3.091252552
2 Unit Full Restoration - Full third Floor - without structural repairs + underpining	695334	3817	763400	1500000	1312500	-146234	-10.02472007
2 Unit Full Restoration - Full third Floor - with structural repairs + underpinning	695334	3817	763400	1500000	1312500	-146234	-10.02472007
3 Unit Full Restoration - Full third Floor - with underpinning	695334	3817	763400	1800000	1575000	116266	7.970335921

Exhibit E:

Financial Feasibility Study for various rental options with construction estimates Low-Med-High

Rental Profit and Loss Study – Constuction Cost @ $150/sq ft

	Single Family House Rental	2 x 2 bedroom Unit Rental	3 x 2 bedroom Unit Rental	4 x 1 Bedroom Unit Rental	6 x 1 bedroom Unit Rental	8 x 1 bedroom Unit Rental
Purchase Price	679990	679990	679990	679990	679990	679990
Closing Cost	15344	15344	15344	15344	15344	15344
Construction Cost (HARD + SOFT) @ $150/sq f	381750	381750	572550	381750	572550	763500
Total Project Cost	1077084	1077084	1267884	1077084	1267884	1458834
Debt	381750	381750	698450	381750	698450	763500
Equity	695334	695334	569434	695334	695334	695334
Gross Potential rent	48000	60000	90000	84000	126000	168000
Vacancy / Collection at 5%	2400	3000	4500	4200	6300	8400
Net Rent	45600	57000	85500	79800	119700	159600
Taxes	6840	8550	12825	11970	17955	23940
Insurance	3000	3000	3500	4000	4000	4500
Common Utilities	NA	5000	6000	6500	7000	7500
Trash	NA	2400	2400	2400	2400	2400
Management fees at 5%	2280	2850	4275	3990	5985	7980
Repairs and Maintance	1500	1500	2250	3500	4500	5000
Total Expenses	13620	23300	31250	32360	41840	51320
Operating Income	31980	33700	54250	47440	77860	108280
Debt Service at 6.6%	25195.5	25195.5	46097.7	25195.5	46097.7	50391
Cash Flow	6784.5	8504.5	8152.3	22244.5	31762.3	57889
% Cash Return On Equity	0.9757181441	1.223081282	1.431649673	3.199110068	4.567919877	8.325351558

Rental Profit and Loss Study – Constuction Cost @ $175/sq ft

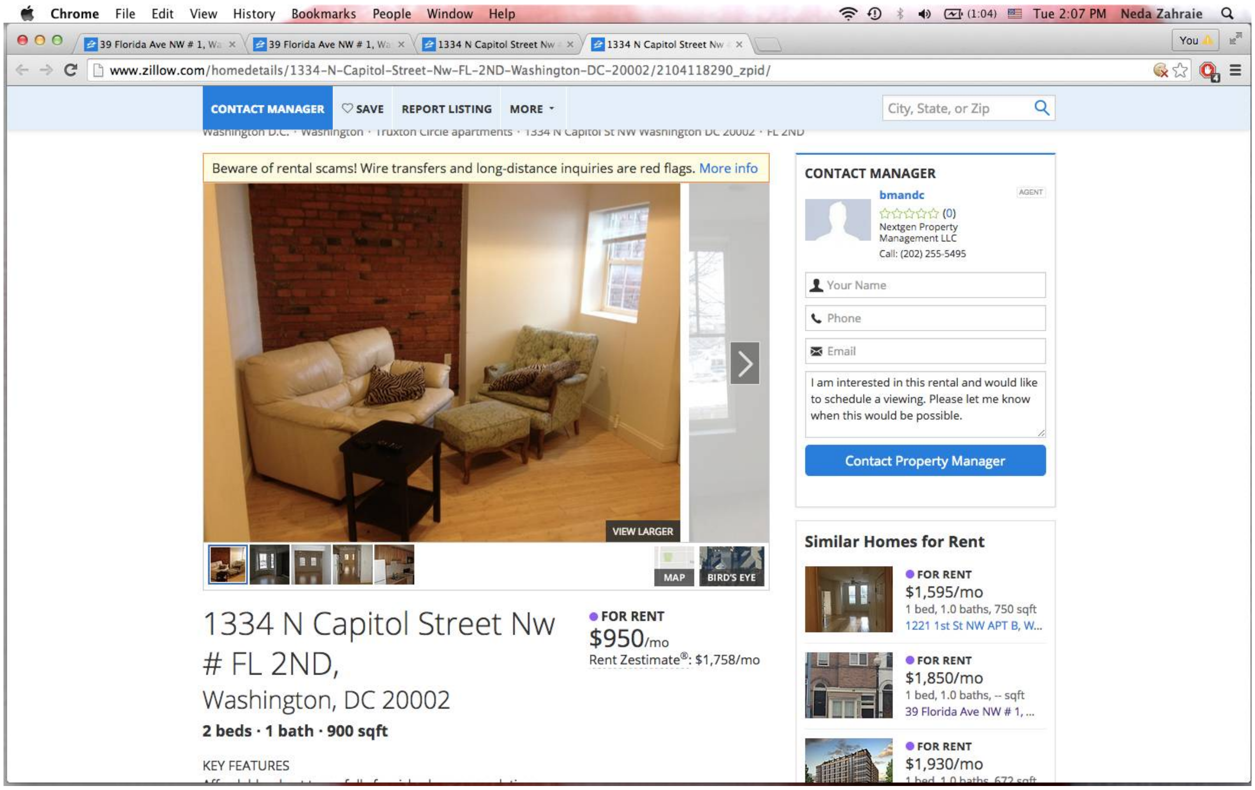
	Single Family House Rental	2 x 2 bedroom Unit Rental	3 x 2 bedroom Unit Rental	4 x 1 Bedroom Unit Rental	6 x 1 bedroom Unit Rental	8 x 1 bedroom Unit Rental
Purchase Price	679990	679990	679990	679990	679990	679990
Closing Cost	15344	15344	15344	15344	15344	15344
Construction Cost (HARD + SOFT) @ $175/sq f	445375	445375	667975	445375	667975	890575
Total Project Cost	1140709	1140709	1363309	1140709	1363309	1585909
Debt	445375	445375	667975	445375	667975	890575
Equity	695334	695334	695334	695334	695334	695334
Gross Potential rent	48000	60000	90000	84000	126000	168000
Vacancy / Collection at 5%	2400	3000	4500	4200	6300	8400
Net Rent	45600	57000	85500	79800	119700	159600
Taxes	6840	8550	12825	11970	17955	23940
Insurance	3000	3000	3500	4000	4000	4500
Common Utilities	NA	5000	6000	6500	7000	7500
Trash	NA	2400	2400	2400	2400	2400
Management fees at 5%	2280	2850	4275	3990	5985	7980
Repairs and Maintance	1500	1500	2250	3500	4500	5000
Total Expenses	13620	23300	31250	32360	41840	51320
Operating Income	31980	33700	54250	47440	77860	108280
Debt Service at 6.6%	29394.75	29394.75	44086.35	29394.75	44086.35	58777.95
Cash Flow	2585.25	4305.25	10163.65	18045.25	33773.65	49502.05
% Cash Return On Equity	0.3717997394	0.6191628771	1.461693229	2.595191663	4.857183742	7.119175821

Rental Profit and Loss Study – Constuction Cost @ $200/sq ft

	Single Family House Rental	2 x 2 bedroom Unit Rental	3 x 2 bedroom Unit Rental	4 x 1 Bedroom Unit Rental	6 x 1 bedroom Unit Rental	8 x 1 bedroom Unit Rental
Purchase Price	679990	679990	679990	679990	679990	679990
Closing Cost	15344	15344	15344	15344	15344	15344
Construction Cost (HARD + SOFT) @ $200/sq f	509000	509000	763400	509000	763400	1017800
Total Project Cost	1204334	1204334	1458734	1204334	1458734	1713134
Debt	509000	509000	763400	509000	763400	1017800
Equity	695334	695334	695334	695334	695334	695334
Gross Potential rent	48000	60000	90000	84000	126000	168000
Vacancy / Collection at 5%	2400	3000	4500	4200	6300	8400
Net Rent	45600	57000	85500	79800	119700	159600
Taxes	6840	8550	12825	11970	17955	23940
Insurance	3000	3000	3500	4000	4000	4500
Common Utilities	NA	5000	6000	6500	7000	7500
Trash	NA	2400	2400	2400	2400	2400
Management fees at 5%	2280	2850	4275	3990	5985	7980
Repairs and Maintance	1500	1500	2250	3500	4500	5000
Total Expenses	13620	23300	31250	32360	41840	51320
Operating Income	31980	33700	54250	47440	77860	108280
Debt Service at 6.6%	33594	33594	50384.4	33594	50384.4	67174.8
Cash Flow	-1614	106	3865.6	13846	27475.6	41105.2
% Cash Return On Equity	-0.2321186653	0.01524447244	0.5559342704	1.991273259	3.951424783	5.911576307

Exhibit F:

Rental Comps for Single Family Homes, One Bedroom and Two Bedroom Apartments


Chrome File Edit View History Bookmarks People Window Help (1:04) Tue 2:07 PM Neda Zahraie

39 Florida Ave NW # 1, Wa | 39 Florida Ave NW # 1, Wa | 1334 N Capitol Street Nw | 1334 N Capitol Street Nw

www.zillow.com/homedetails/1334-N-Capitol-Street-Nw-FL-2ND-Washington-DC-20002/2104118290_zpid/

CONTACT MANAGER | SAVE | REPORT LISTING | MORE

City, State, or Zip

Washington D.C. · Washington · Truxton Circle apartments · 1334 N Capitol St NW Washington DC 20002 · FL 2ND

Beware of rental scams! Wire transfers and long-distance inquiries are red flags. More info

VIEW LARGER

MAP BIRD'S EYE

1334 N Capitol Street Nw # FL 2ND,

Washington, DC 20002

2 beds · 1 bath · 900 sqft

FOR RENT
$950/mo
Rent Zestimate®: $1,758/mo

KEY FEATURES

CONTACT MANAGER

bmandc AGENT
(0)
Nextgen Property Management LLC
Call: (202) 255-5495

Your Name

Phone

Email

I am interested in this rental and would like to schedule a viewing. Please let me know when this would be possible.

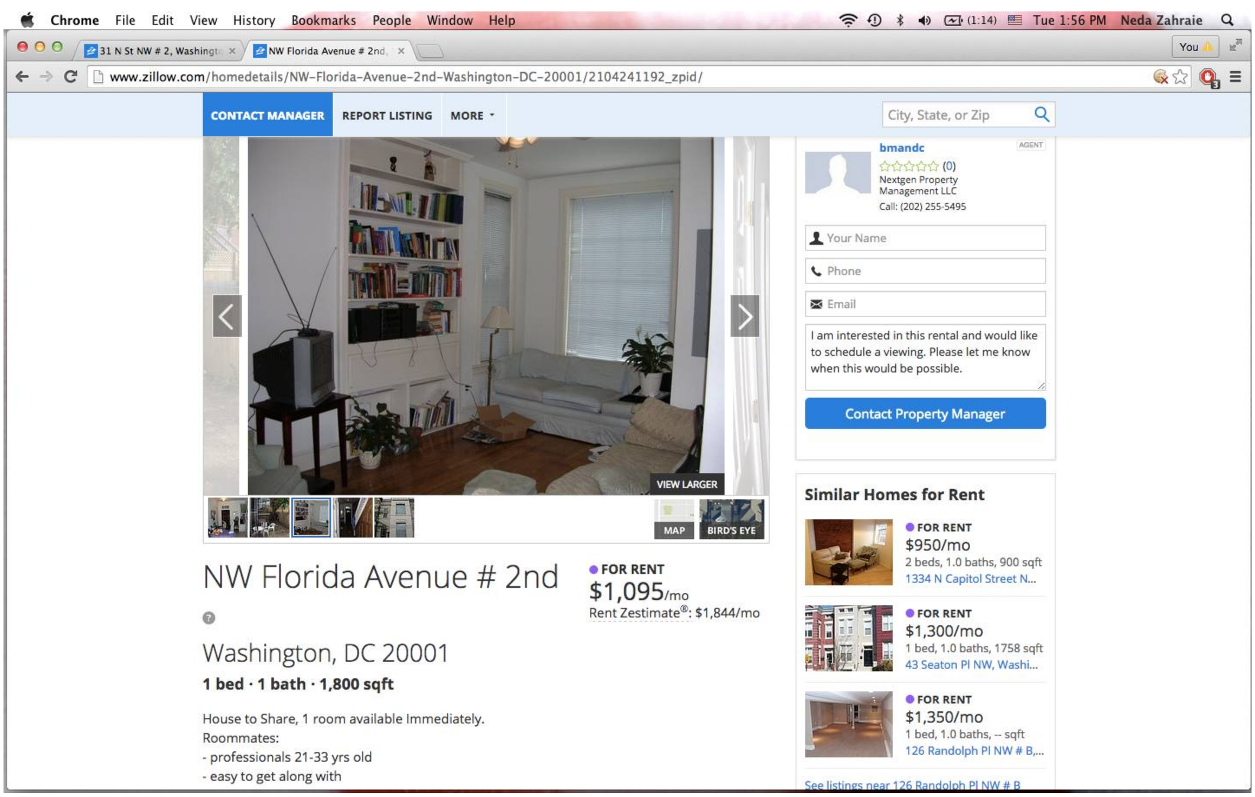
Contact Property Manager

Similar Homes for Rent

FOR RENT
$1,595/mo
1 bed, 1.0 baths, 750 sqft
1221 1st St NW APT B, W...

FOR RENT
$1,850/mo
1 bed, 1.0 baths, -- sqft
39 Florida Ave NW # 1, ...

FOR RENT
$1,930/mo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31 N St NW # 2, Washingt | NW Florida Avenue # 2nd,

www.zillow.com/homedetails/NW-Florida-Avenue-2nd-Washington-DC-20001/2104241192_zpid/

CONTACT MANAGER | REPORT LISTING | MORE

City, State, or Zip

VIEW LARGER

MAP BIRD'S EYE

NW Florida Avenue # 2nd

Washington, DC 20001

1 bed · 1 bath · 1,800 sqft

FOR RENT
$1,095/mo
Rent Zestimate®: $1,844/mo

House to Share, 1 room available Immediately.
Roommates:
- professionals 21-33 yrs old
- easy to get along with

bmandc AGENT
(0)
Nextgen Property Management LLC
Call: (202) 255-5495

Your Name

Phone

Email

I am interested in this rental and would like to schedule a viewing. Please let me know when this would be possible.

Contact Property Manager

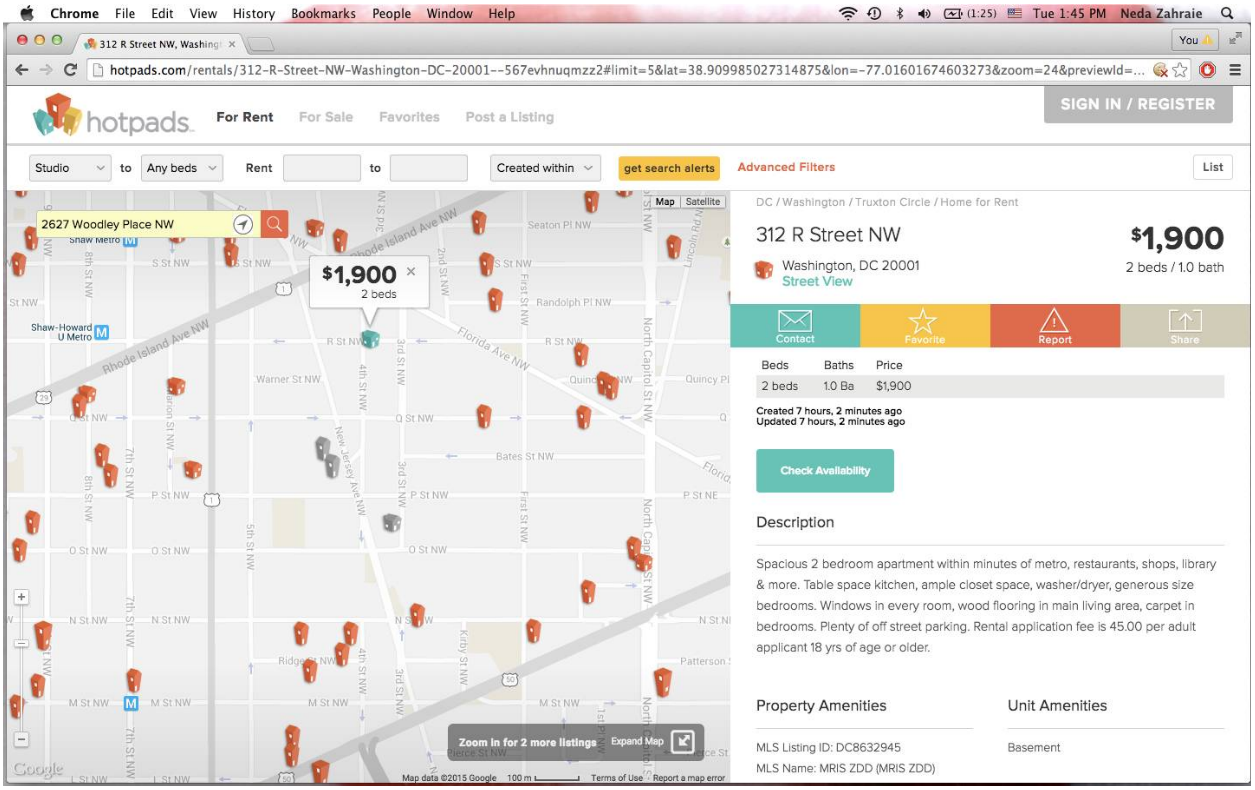
Similar Homes for Rent

FOR RENT
$950/mo
2 beds, 1.0 baths, 900 sqft
1334 N Capitol Street N...

FOR RENT
$1,300/mo
1 bed, 1.0 baths, 1758 sqft
43 Seaton Pl NW, Washi...

FOR RENT
$1,350/mo
1 bed, 1.0 baths, -- sqft
126 Randolph Pl NW # B,...

See listings near 126 Randolph Pl NW # B


Chrome File Edit View History Bookmarks People Window Help
(1:25) Tue 1:45 PM Neda Zahraie
312 R Street NW, Washing
You
hotpads.com/rentals/312-R-Street-NW-Washington-DC-20001--567evhnuqmzz2#limit=5&lat=38.909985027314875&lon=-77.01601674603273&zoom=24&previewId=...
hotpads.
For Rent
For Sale
Favorites
Post a Listing
SIGN IN / REGISTER
Studio
to
Any beds
Rent
to
Created within
get search alerts
Advanced Filters
List
2627 Woodley Place NW
$1,900
2 beds
Map
Satellite
Shaw-Howard U Metro
Rhode Island Ave NW
Florida Ave NW
R St NW
S St NW
Q St NW
P St NW
O St NW
N St NW
M St NW
Zoom in for 2 more listings
Expand Map
Map data ©2015 Google
Terms of Use
Report a map error
DC / Washington / Truxton Circle / Home for Rent
312 R Street NW
$1,900
Washington, DC 20001
Street View
2 beds / 1.0 bath
Contact
Favorite
Report
Share
Beds
Baths
Price
2 beds
1.0 Ba
$1,900
Created 7 hours, 2 minutes ago
Updated 7 hours, 2 minutes ago
Check Availability
Description
Spacious 2 bedroom apartment within minutes of metro, restaurants, shops, library & more. Table space kitchen, ample closet space, washer/dryer, generous size bedrooms. Windows in every room, wood flooring in main living area, carpet in bedrooms. Plenty of off street parking. Rental application fee is 45.00 per adult applicant 18 yrs of age or older.
Property Amenities
Unit Amenities
MLS Listing ID: DC8632945
MLS Name: MRIS ZDD (MRIS ZDD)
Basement

8

243 FLORIDA AVE NW, WASHINGTON, DC 20001

Residential
ML#: **DC8510129**
Status: **RENTED**
Adv Sub: **ECKINGTON**
Ownership: **Condo**
Contract Date: **16-Jan-2015**
Close Price: **$2,395.00**
Date Avail: **01-Dec-2014**
Type: **Attach/Row Hse**
Style: **Victorian**
BR/FB/HB: **2/2/0**
Lot Acres:
Model:
Lvls/Fpl: **1/0**
Construction: **Brick**
Basement: **No,**
Parking: **None, Street, Surface, Unassigned**
Gar/Cpt/Assgn: //
Heat/Cool: **Natural Gas/Forced Air/Electric/Central A/C**
Water/Swr: **Public/Public Sewer**
List Date: **26-Nov-2014**

LP: **$2,495.00**
Transaction Type: **Standard**
DOMM/DOMP: **40/40**

Total Taxes:
Close Date: **22-Jan-2015**
Seller Subsidy:
Ground Rent:
Area:
ADC Map Coord: **GOOGLE**
Tot Fin Sqft: **840**
HOA/CC Fee: **/1**
Yr Blt: **1905**
Vacation Y/N: **No**
Update Date: **22-Jan-2015**

Company: **Attorneys Advantage Realty**

Remarks: THIS UPDATED & SPACIOUS 2BR/2BA IN ECKINGTON IS CLOSE 2 EVERYTHING. LARGE LIVING ROOM WITH HIGH CEILING & OPEN 100+ PRIVATE PATIO OVERLOOKING LIVELY FLA AVE. LARGE OPEN KITCHEN & LIVING ROOM WITH GLEMING WOOD FLRS. WASHER/DRYER IN UNIT. H2O & CONDO FEE INCLUDED IN RENT.

Directions: **Take Florida Ave NW to between 2nd and 3rd streets**

30

402 FRANKLIN ST NW, WASHINGTON, DC 20001

Residential
ML#: **DC8384984**
Status: **RENTED**
Adv Sub: **OLD CITY #2**
Ownership: **Fee Simple**
Contract Date: **01-Oct-2014**
Close Price: **$2,500.00**
Date Avail: **01-Jul-2014**
Type: **Attach/Row Hse**
Style: **Other**
BR/FB/HB: **2/1/0**
Lot Acres: **.014**
Model:
Lvls/Fpl: **2/0**
Construction: **Brick**
Basement: **No,**
Parking: **Street**
Gar/Cpt/Assgn: //
Heat/Cool: **Central, Natural Gas/Forced Air/Electric/Central A/C**
Water/Swr: **Public/Public Sewer**
List Date: **22-Jun-2014**

LP: **$2,450.00**
Transaction Type: **Standard**
DOMM/DOMP: **101/101**

Total Taxes:
Close Date: **01-Oct-2014**
Seller Subsidy:
Ground Rent:
Area:
ADC Map Coord: **000**
Tot Fin Sqft:
HOA/CC Fee: /
Yr Blt: **1910**
Vacation Y/N: **No**
Update Date: **01-Oct-2014**

Company: **Home Source Real Estate Solutions**

Remarks: Nicely Renovated 2br, 1ba Townhome. Lovely Wood floors, High end appliances, wood cabinets, granite counter, washer and dryer, Tile floor & walls in bath. Fenced in rear patio off kitchen. Only a few blocks from Metro. Landlord retains the right to accept or refuse all offers.

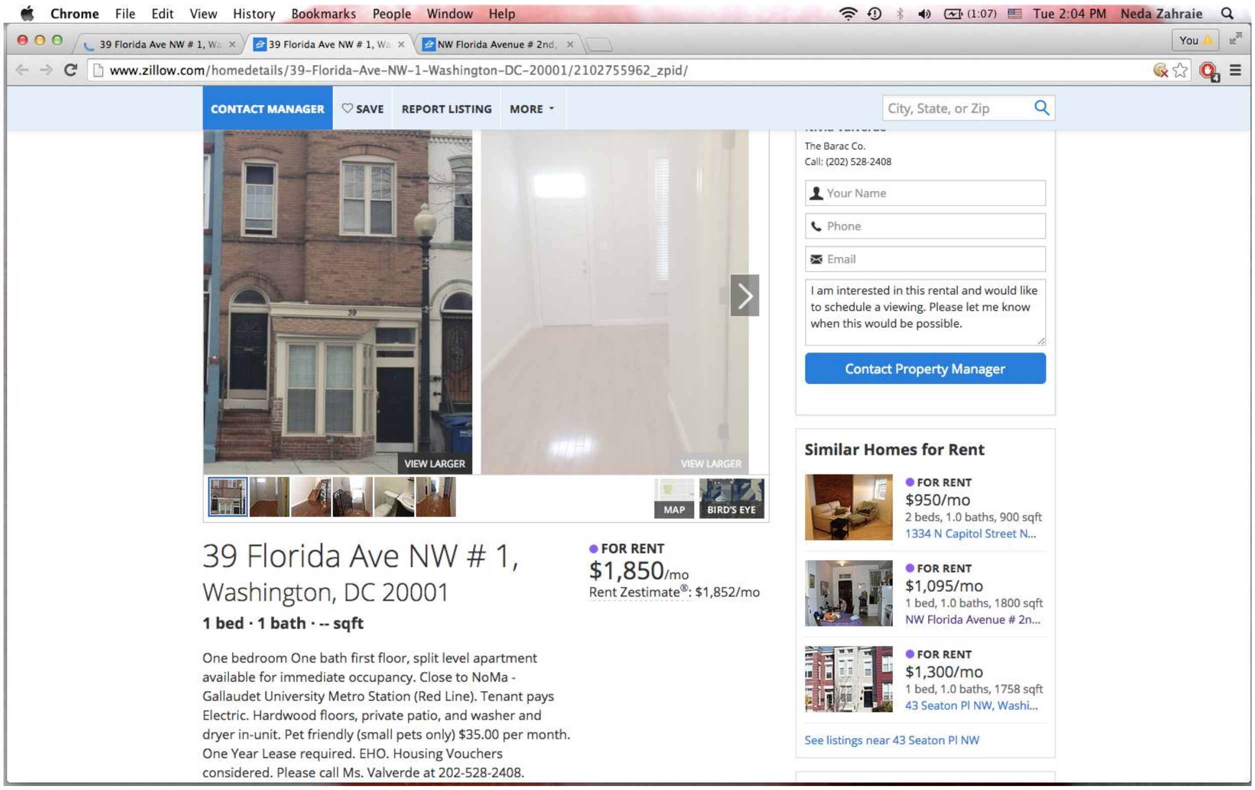
Directions: **FRANKLIN IS BETWEEN P & Q STREETS & 4TH & 5TH STREETS. OFF OF NEW JERSEY AVE. AT 4TH STREET.**

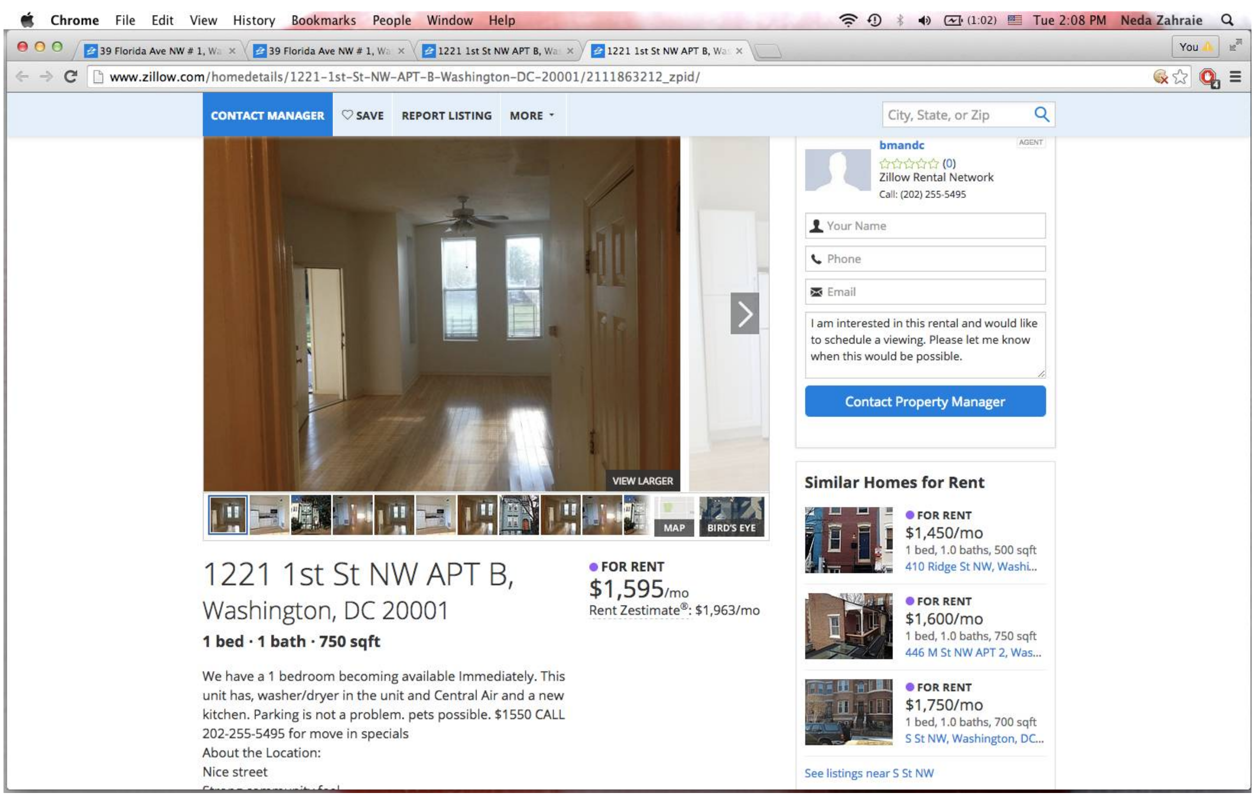
16

1511A 6TH ST NW, WASHINGTON, DC 20001

Residential
ML#: **DC8394605**
Status: **RENTED**

LP: **$2,500.00**
Transaction Type: **Standard**
DOMM/DOMP: **37/37**


Chrome File Edit View History Bookmarks People Window Help
(1:07) Tue 2:04 PM Neda Zahraie
39 Florida Ave NW # 1, Wa
39 Florida Ave NW # 1, Wa
NW Florida Avenue # 2nd,
You
www.zillow.com/homedetails/39-Florida-Ave-NW-1-Washington-DC-20001/2102755962_zpid/
CONTACT MANAGER
SAVE
REPORT LISTING
MORE
City, State, or Zip
The Barac Co.
Call: (202) 528-2408
Your Name
Phone
Email
I am interested in this rental and would like to schedule a viewing. Please let me know when this would be possible.
Contact Property Manager
VIEW LARGER
VIEW LARGER
MAP
BIRD'S EYE
Similar Homes for Rent
FOR RENT
$950/mo
2 beds, 1.0 baths, 900 sqft
1334 N Capitol Street N...
FOR RENT
$1,095/mo
1 bed, 1.0 baths, 1800 sqft
NW Florida Avenue # 2n...
FOR RENT
$1,300/mo
1 bed, 1.0 baths, 1758 sqft
43 Seaton Pl NW, Washi...
See listings near 43 Seaton Pl NW
39 Florida Ave NW # 1,
Washington, DC 20001
1 bed · 1 bath · -- sqft
FOR RENT
$1,850/mo
Rent Zestimate®: $1,852/mo
One bedroom One bath first floor, split level apartment available for immediate occupancy. Close to NoMa - Gallaudet University Metro Station (Red Line). Tenant pays Electric. Hardwood floors, private patio, and washer and dryer in-unit. Pet friendly (small pets only) $35.00 per month. One Year Lease required. EHO. Housing Vouchers considered. Please call Ms. Valverde at 202-528-2408.


Chrome File Edit View History Bookmarks People Window Help
(1:02) Tue 2:08 PM Neda Zahraie
39 Florida Ave NW # 1, Wa
39 Florida Ave NW # 1, Wa
1221 1st St NW APT B, Wa
1221 1st St NW APT B, Wa
You
www.zillow.com/homedetails/1221-1st-St-NW-APT-B-Washington-DC-20001/2111863212_zpid/
CONTACT MANAGER
SAVE
REPORT LISTING
MORE
City, State, or Zip
bmandc
AGENT
(0)
Zillow Rental Network
Call: (202) 255-5495
Your Name
Phone
Email
I am interested in this rental and would like to schedule a viewing. Please let me know when this would be possible.
Contact Property Manager
VIEW LARGER
MAP
BIRD'S EYE
Similar Homes for Rent
FOR RENT
$1,450/mo
1 bed, 1.0 baths, 500 sqft
410 Ridge St NW, Washi...
FOR RENT
$1,600/mo
1 bed, 1.0 baths, 750 sqft
446 M St NW APT 2, Was...
FOR RENT
$1,750/mo
1 bed, 1.0 baths, 700 sqft
S St NW, Washington, DC...
See listings near S St NW
1221 1st St NW APT B,
Washington, DC 20001
1 bed · 1 bath · 750 sqft
FOR RENT
$1,595/mo
Rent Zestimate®: $1,963/mo
We have a 1 bedroom becoming available Immediately. This unit has, washer/dryer in the unit and Central Air and a new kitchen. Parking is not a problem. pets possible. $1550 CALL 202-255-5495 for move in specials
About the Location:
Nice street

9

135 BATES ST NW, WASHINGTON, DC 20001

Residential	LP: **$3,000.00**
ML#: **DC8277139**	Transaction Type: **Standard**
Status: **RENTED**	DOMM/DOMP: **40/40**
Adv Sub: **OLD CITY #2**	
Ownership: **Fee Simple**	**Total Taxes:**
Contract Date: **01-Apr-2014**	Close Date: **18-Apr-2014**
Close Price: **$3,000.00**	Seller Subsidy:
Date Avail: **22-Feb-2014**	Ground Rent:
Type: **Attach/Row Hse**	Area:
Style: **Traditional**	ADC Map Coord: **XXXX**
BR/FB/HB: **3/2/1**	Tot Fin Sqft:
Lot Acres: **.039**	HOA/CC Fee: /
Model:	Yr Blt: **1905**
Lvls/Fpl: **3/0**	Vacation Y/N: **No**

Construction: **Brick, Brick and Siding**
Basement: **Yes, Connecting Stairway, Improved**
Parking: **Drvwy/Off Str**
Gar/Cpt/Assgn: //
Heat/Cool: **Natural Gas/Forced Air/Electric/Central A/C**
Water/Swr: **Public/Public Sewer**
List Date: **22-Feb-2014** Update Date: **17-Jul-2014**

Company: **RE/MAX Allegiance**

Remarks: Deceptively roomy 3 bdr, 2.5bth ths on a quiet street w/ off street prk. for 2 cars and a nice brick patio. En suite master bdrm w/ ample closet space and a bay window for added light. 2 morel bdrms upstairs and a 2nd full bath. Perfect for guest room or roommate and/or a home office. Main level features a powder room and a spacious family room, update kitch and exposed brick wall. ..

Directions: **South on North Capitol street then right on Bates St NW. House is on the right hand side.**

29

129 FLORIDA AVE NW #2, WASHINGTON, DC 20001

Residential	LP: **$3,200.00**
ML#: **DC8406143**	Transaction Type: **Standard**
Status: **RENTED**	DOMM/DOMP: **6/6**
Adv Sub: **BLOOMINGDALE**	
Ownership: **Fee Simple**	**Total Taxes:**
Contract Date: **22-Jul-2014**	Close Date: **24-Jul-2014**
Close Price: **$3,400.00**	Seller Subsidy:
Date Avail: **01-Aug-2014**	Ground Rent:
Type: **Attach/Row Hse**	Area:
Style: **Federal**	ADC Map Coord: **UNKNOWN**
BR/FB/HB: **3/2/1**	Tot Fin Sqft:
Lot Acres: **.036**	HOA/CC Fee: /
Model:	Yr Blt: **1911**
Lvls/Fpl: **2/0**	Vacation Y/N: **No**

Construction: **Brick Front**
Basement: **No,**
Parking: **Drvwy/Off Str**
Gar/Cpt/Assgn: //
Heat/Cool: **Natural Gas/Forced Air/Electric/Central A/C**
Water/Swr: **Public/Public Sewer**
List Date: **16-Jul-2014** Update Date: **24-Jul-2014**

Company: **M Squared Real Estate LLC**

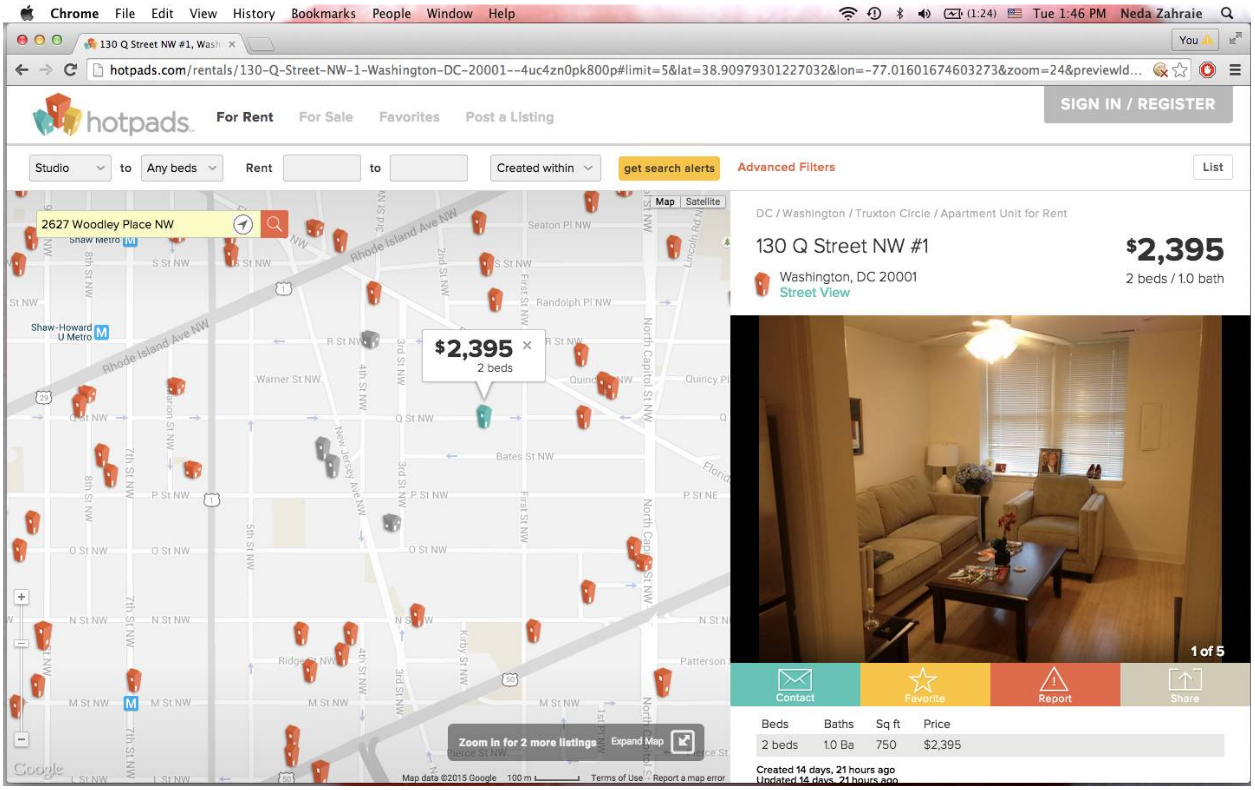
Remarks: Brand new, absolutely flawless renovation of a classic story book Bloomingdale home with gleaming hardwood floors throughout, chef's kitchen, w/d, outdoor patio, garage parking, all literarily just around the corner from Big Bear Cafe and the the weekend farmer's market. Easy to access to every route out of the city with all the amenities of urban living at your fingertips. Pets allowed!

Directions: **Please allow 2 hrs notice on weekends. Florida Ave. is a two-way street, property located between R St. and 2nd St.**

13

453 FLORIDA AVE NW, WASHINGTON, DC 20001

Residential	LP: **$3,600.00**


Chrome File Edit View History Bookmarks People Window Help
Tue 1:46 PM Neda Zahraie
130 Q Street NW #1, Wash
hotpads.com/rentals/130-Q-Street-NW-1-Washington-DC-20001--4uc4zn0pk800p#limit=5&lat=38.90979301227032&lon=-77.01601674603273&zoom=24&previewId...
hotpads
For Rent
For Sale
Favorites
Post a Listing
SIGN IN / REGISTER
Studio
to
Any beds
Rent
to
Created within
get search alerts
Advanced Filters
List
2627 Woodley Place NW
$2,395
2 beds
Zoom in for 2 more listings
Expand Map
DC / Washington / Truxton Circle / Apartment Unit for Rent
130 Q Street NW #1
$2,395
Washington, DC 20001
Street View
2 beds / 1.0 bath
1 of 5
Contact
Favorite
Report
Share
Beds
Baths
Sq ft
Price
2 beds
1.0 Ba
750
$2,395
Created 14 days, 21 hours ago

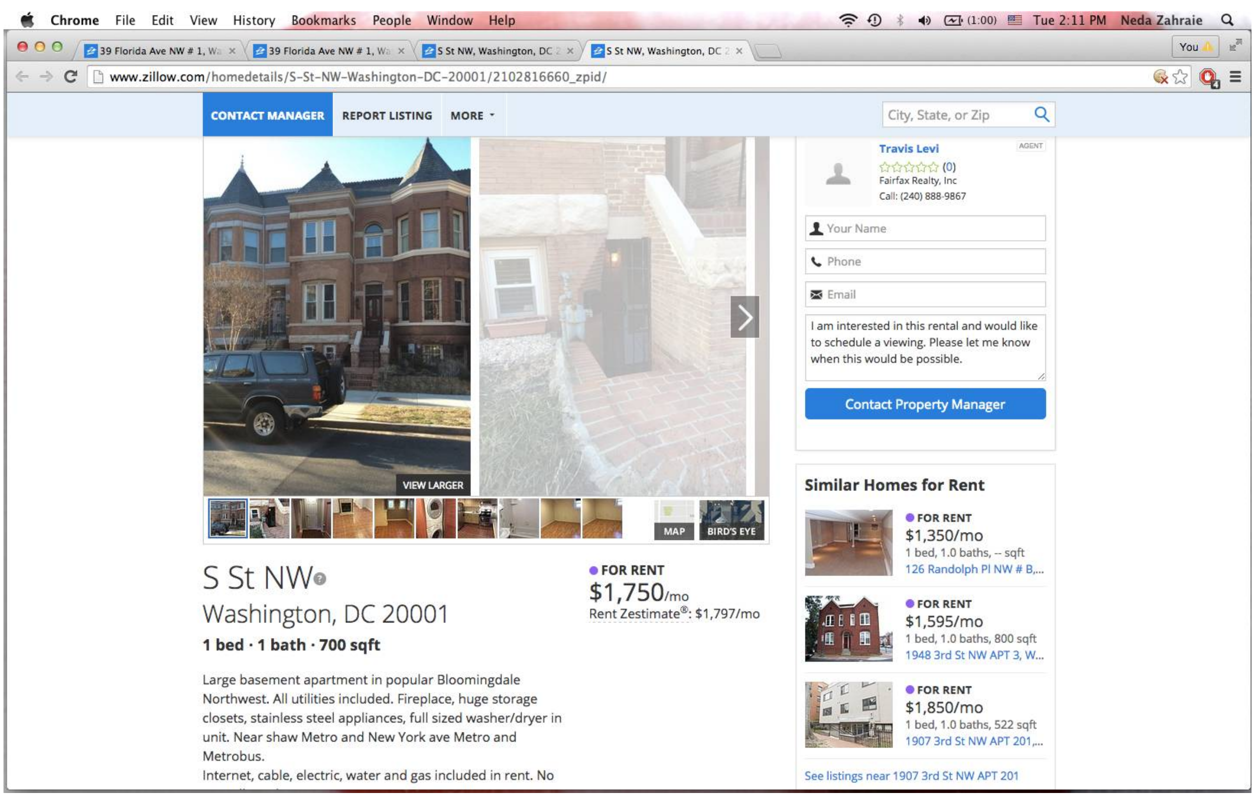

Chrome File Edit View History Bookmarks People Window Help
Tue 2:11 PM Neda Zahraie
39 Florida Ave NW # 1, Wa
39 Florida Ave NW # 1, Wa
S St NW, Washington, DC
S St NW, Washington, DC
www.zillow.com/homedetails/S-St-NW-Washington-DC-20001/2102816660_zpid/
CONTACT MANAGER
REPORT LISTING
MORE
City, State, or Zip
Travis Levi
AGENT
(0)
Fairfax Realty, Inc
Call: (240) 888-9867
Your Name
Phone
Email
I am interested in this rental and would like to schedule a viewing. Please let me know when this would be possible.
Contact Property Manager
VIEW LARGER
MAP
BIRD'S EYE
S St NW
Washington, DC 20001
1 bed · 1 bath · 700 sqft
FOR RENT
$1,750/mo
Rent Zestimate®: $1,797/mo
Large basement apartment in popular Bloomingdale Northwest. All utilities included. Fireplace, huge storage closets, stainless steel appliances, full sized washer/dryer in unit. Near shaw Metro and New York ave Metro and Metrobus.
Internet, cable, electric, water and gas included in rent. No
Similar Homes for Rent
FOR RENT
$1,350/mo
1 bed, 1.0 baths, -- sqft
126 Randolph Pl NW # B,...
FOR RENT
$1,595/mo
1 bed, 1.0 baths, 800 sqft
1948 3rd St NW APT 3, W...
FOR RENT
$1,850/mo
1 bed, 1.0 baths, 522 sqft
1907 3rd St NW APT 201,...
See listings near 1907 3rd St NW APT 201

Exhibit G:

Communication with Ms. Charlotte Dolenz
neighbor at lot 0150

From: **Charlotte Dolenz** charlottedolenz@gmail.com
Subject: Re: 1546 New Jersey Avenue
Date: May 11, 2015 at 5:55 AM
To: Frederik Rubens frederikrubens@gmail.com

CD

Hi Frederik,

Apologies for not replying sooner. I have been traveling a lot for work, and actually just got married, busy times!

I reviewed the drawings and the proposed plans look good to me. From my understanding of the drawings, it appears that you will not be extending the house outwards at the back, is this correct? This would be my only concern, if the property is extended, blocking out all of our natural light.

Could you remind me when you plan on having the project completed?

Thanks,

Charlotte

On Fri, May 8, 2015 at 8:58 PM, Frederik Rubens <frederikrubens@gmail.com> wrote:

> Dear Charlotte,
>
> I have been in touch with Dan Jones, our neighbor in Shaw, and will speak with him tomorrow about our planned renovations.
> We have not heard from you since we emailed you the proposed drawings. Could you let me know if you have been able to review them ?
> We would like to address any concerns you may have and also seek your support for the project.
>
> Kind regards,
>
> Frederik
>
>> On Mar 16, 2015, at 10:42 AM, Frederik Rubens <frederikrubens@gmail.com> wrote:
>>
>> Dear Charlotte,
>>
>> Hope this finds you well. Please find the proposed plans attached.
>>
>> We are not planning to begin construction until at least June or July and there will not be any kind of work done before at least 8am on any day. Most of the demolition has already been done and once the framing is up, the remainder of the work is interior, which is mostly quiet. The total construction process will take around 4 months, but framing will be done within a month or so. We began working with pest control several months ago to rid of the property and surrounding area of rats and have seen noticeable change. This is an ongoing effort that should rid the property of all pests soon.
>>
>> In regards to the fence, we will take extra care in order to prevent damage or destabilization of the structure. Eventually, we could discuss options to reinforce and improve the fence with all the neighbors' input.
>>
>> Please feel free to contact us anytime.
>>
>> Kind regards,
>>
>> Frederik and Navid
>>
>> 917 743 7960
>>
>> <1546 New Jersey Ave - Architectural Plans.pdf>
>>
>>> On Mar 13, 2015, at 7:53 PM, Charlotte Dolenz <charlottedolenz@gmail.com> wrote:
>>>
>>> Dear Frederik and Navid

Exhibit H:

Communication with Mr. Dan Jones neighbor at lot 0149 including shade study

From: **Frederik Rubens** frederikrubens@gmail.com
Subject: Re: Introduction - 1546 New Jersey Ave
Date: May 11, 2015 at 9:44 AM
To: Dan Jones dsjones82@gmail.com

Hi Dan,

as discussed over the phone I have rendered a shade study showing how our proposed building would affect your property.
I have included renderings of the shade study for December 21 and for June 21 (shortest and longest days)
As shown on the renderings below our building would add about 20 minutes of shade on the roof of your property around Dec 21 between 9:00 am and 9:30 am.
I hope this will not interfere with the functioning of your planned solar panels.
Please let me know if this is ok for you or if you have any additional questions and/or concerns.

Best,

Frederik

December 21 8:45 - 9:30 am (time and date in lower left corner)

Exhibit I:

Communication with Mr. Julian G. Dickerson
neighbor at lot 0144

7014 1820 0002 2945 7734

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

WASHINGTON DC 20001

OFFICIAL USE

Postage	$	$0.49	0241
Certified Fee		$3.30	02
Return Receipt Fee (Endorsement Required)		$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)		$0.00	
Total Postage & Fees	$	$3.79	05/05/2015

LEDROIT STATION
MAY - 5 2015
WASHINGTON DC 20001

Sent To JULIAN G DICKERSON

Street & Apt. No., or PO Box No. 1548 NEW JERSEY AVE NW

City, State, ZIP+4 WASHINGTON DC 20001

PS Form 3800, July 2014 See Reverse for Instructions