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December 17, 2015

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

**Re: Application No. 19119 – 549 Park Road NW (Square 3037, Lot 48)
Supplemental Submission**

Chairperson Heath and Honorable Members of the Board:

On behalf of the Applicant, Warder, LLC, please find enclosed the Supplemental Submission for the above referenced application. At the conclusion of the hearing on December 1, 2015, the Board requested that the Applicant provide additional information and continue to conduct community outreach with the neighbors. The Board set the case down for Decision on December 22, 2015, with supplemental submissions due by the Applicant on December 17th.

The Applicant has used the additional time granted by the Board to continue to communicate with the neighbors. In addition to what was presented before the Board on December 1, 2015, the following submission provides additional evidence that the Application meets the standard for area variance relief, in particular lot area relief.

I. The Applicant Meets The Burden Of Proof For Variance Relief

The Board is authorized to grant an area variance where it finds exceptional condition of the Property, practical difficulties to the applicant and no substantial detriment to the public good or substantial impairment to the Zone Plan. *See French v. District of Columbia Bd. of Zoning Adjustment*, 658 A.2d 1023, 1035 (D.C. 1995) (*quoting Roumel v. District of Columbia Bd. of Zoning Adjustment*, 417 A.2d 405, 408 (D.C. 1980)).

Applicants for area variances need to demonstrate that they will encounter “practical difficulties” in the development of the property if the variance is not granted. *See Palmer v. District of Columbia Bd.*

Board of Zoning Adjustment
District of Columbia

of *Zoning Adjustment*, 287 A.2d 535, 540-41 (D.C. 1972)(noting that “area variances have been allowed on proof of practical difficulties only, while use variances require proof of hardship, a somewhat greater burden”). An applicant experiences practical difficulties when compliance with the Zoning Regulations would be “unnecessarily burdensome.” See *Gilmartin v. District of Columbia Bd. of Zoning Adjustment*, 579 A.2d 1164, 1170 (D.C. 1990).

Importantly, the D.C. Court of Appeals has determined that the Board “may consider whether the variance sought is *de minimis* in nature and whether for that reason a correspondingly lesser burden of proof rest” on the requestor. See, *Id.* at 1171 (DC 1990)(emphasis added). In *Gilmartin*, the Court went on further, quoting a case from Pennsylvania, which noted, “infinitesimal deviation [lot a few feet short of one acre] from complete compliance is clearly within the *de minimis* exception for granting dimensional variances.” See, *Id.* quoting *Stewart v. Zoning Hearing Bd. of Radnor Township* 110 Pa. Commw. 111, 531 A.2d 1180, 1182 (Pa. Commw. 1987).

A. Challenging Sub-Market for Large Renovated 2-Unit Flat

The Property is located in the Columbia Heights neighborhood; directly across the street from the public housing Park Morton community—a 2.72 acre garden style apartment community slated for major redevelopment. The immediate vicinity of the Property is comprised of several residential walk-up apartments, single family dwellings and a few flats. The Applicant seeks a *de minimus* nine square feet of lot area relief (three square feet per unit) to convert the vacant, single family dwelling into a three unit condominium. The conversion of the Property into a three unit condominium will permit the Applicant to provide well-appointed marketable units that can be readily sold to homeowners. The MRIS Comps, see **Exhibit A**, show that a single family dwelling at the Property would not permit the vacant property to be fully renovated. A flat, unlike a three unit condominium, will necessarily provide larger units and demand higher, less marketable prices. As the attached MRIS Comps demonstrate, pursuant to the average sale price per square foot, if a flat at this Property were created, it would result in a top floor unit priced potentially at over one million dollars (\$1,000,000.00). As shown, there are no MRIS Comps at that price, thus creating a practical difficulty. Therefore, while other areas in Columbia Heights may be able to support higher priced condominium units, the MRIS Comps show that this particular submarket does not currently have units priced close to or at one million dollars.

B. Community Outreach

The Applicant has engaged in extensive community outreach and has actively responded to the communities concerns regarding the design of the proposed development. Preemptively, the Applicant proposed to setback the third floor addition six feet from the front façade in order to fully preserve the existing rooftop architectural elements found at the Property. Prior to the BZA Hearing, the Applicant meet with the Single Member District (SMD) Commissioner Bobby Holmes on several occasions, presented to and obtained the support of the Zoning Committee, and presented to the full ANC. Following the ANC presentation, the Applicant worked with the Community to address some of their concerns. The Applicant modified the design of the third story addition, slanting the roofline to ensure that the addition would not be visible from the street. See, Line of Sight Diagram **BZA Exhibit 33**. The Applicant has also agreed to plant a tree in the front yard, to further obstruct the view of the addition.

Following the BZA Hearing, the Applicant, with the help of SMD Commissioner Holmes, organized a community meeting. Commissioner Holmes and three Park Road neighbors attended the meeting. The Applicant explained that the proposed project would not be an “apartment-house” but rather a condominium, with homeowners; a concern expressed during the BZA Hearing. The residents, while pleased with the proposed design, raised concerns about the overall impact of numerous development projects in the pipeline for the area. The residents mentioned the redevelopment of Park Morton and the redevelopment of a local church on the 600 Block of Park Road NW. Regarding this particular project, in light of the unique history of illicit activities at the Property, the residents questioned how the property would be managed during the construction process. To address that specific concern, the Applicant drafted and submitted to the residents for their review a Construction Management Agreement. The Applicant is working with the owner of the end of row dwelling, 553 Park Road NW, to finalize the terms of the Construction Management Agreement. The Applicant has not received any other comments regarding Construction Management Agreement. The Applicant has received letters of support from other neighbors for the proposed project, which are included as **Exhibit B**. The Applicant is committed to being a good neighbor during the construction process, and intends to continue working with the community over the coming months.

C. No Substantial Detriment to Public Good or Inconsistency with the Zone Plan

There will be no substantial detriment to the public good and no substantial impairment to the intent, purpose, and integrity of the Zone Plan by approving the zoning relief. The proposed project transforms a vacant property into a three unit condominium, while preserving the unique architectural rooftop elements and porch—features that are not required to be preserved if the Property is converted into a flat. Furthermore, the conversion to three units will add three new homeowners to a neighborhood that has a substantial number of tenants. The requested variance relief is exceptionally *de minimis*, and will not cause a detriment to the public good or zone plan. Lastly, if not for the nine feet of area variance requested, the proposed conversion would simply be a special exception, the standard which the Applicant pursuant to previous filings, the testimony and argument presented at the Hearing, and this supplemental submission has satisfied.

In response to the Board’s questions and request, the Applicant has included with this Supplemental Submission the following documents and will be prepared to present additional witness testimony if necessary:

Exhibit A: MRIS Comps

Exhibit B: Letters of Support

Thank you for your attention to this matter.

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS,
LLP



By: Meredith H. Moldenhauer

Cc: Advisory Neighborhood Commission 1A
c/o Kent Boese, Chair (via email)
SMD 1A09 Bobby Homles (via email)
Office of Planning (via email)

Exhibit A

549 Park Road

Residential Gallery - Customer

Single Family
CompsPage 1 of 1
16-Dec-2015
9:18 am**617 PARK RD NW, WASHINGTON, DC 20010-2507**

List Price: \$699,000

Cont Date: 01-Apr-2015

Adv. Sub: COLUMBIA HEIGHTS

Type: Attach/Row Hse

Model:

BR: 7 FB: 4 HB: 0

Heat/Cool/Wtr/Swr: Central/Natural Gas/Central Air Conditioning/Electric/Public/Public Sewe

Park: Street, Dirt Driveway

Const: Brick

View Accessibility:

Listing Co: Spring Hill Real Estate, LLC.

Own: Fee Simple, Sale

Close Date: 08-May-2015

Style: Colonial

#Lvs: 3 #Fols: 0

Basement: Yes, Fully Finished

Total Taxes: \$3,423

Close Price: \$600,000

ADC Map: GPS

Acre: 0.06

Yr Blt: 1910

Gar/Cpt/Assgn: / /

MLS#: DC8559956

Status: SOLD

Subsidy \$0

Gr Rent:

HOA: C/C:

Tax Living Area: 2,346

Body of Water:

List. Date: 23-Feb-2015 DOMM/DOMP: 46/46

Internet Remarks: 3 Level row-house in Columbia Heights with 7 bedrooms and 4 full bathrooms. Currently 2 legal Units/ 2 meters, Possible one more. Large Lot, parking / driveway in the back. Basement front and rear entrance.

Directions: Georgia Avenue North, Right on Park Rd NW. House on Left

**516 PARK RD NW, WASHINGTON, DC 20010-2506**

List Price: \$679,500

Cont Date: 05-May-2015

Adv. Sub: COLUMBIA HEIGHTS

Type: Attach/Row Hse

Model: GORGEOUS!

BR: 4 FB: 3 HB: 1

Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central Air Conditioning/Electric/Public/Public Sew

Park: Drvwy/Off Str

Const: Brick

View Accessibility:

Listing Co: Keller Williams Capital Properties

Own: Fee Simple, Sale

Close Date: 03-Jun-2015

Style: Federal

#Lvs: 3 #Fols: 0

Basement: Yes, Full, Daylight, Partial

Total Taxes: \$4,171

Close Price: \$679,500

ADC Map: GOOGLE IT

Acre: 0.04

Yr Blt: 1916

Gar/Cpt/Assgn: / /

MLS#: DC8606330

Status: SOLD

Subsidy \$12,500

Gr Rent:

HOA: C/C:

Tax Living Area: 1,544

Body of Water:

List. Date: 16-Apr-2015 DOMM/DOMP: 20/20

Internet Remarks: Renovated w/ traditional open floor plan ideal for entertaining! Main lvl features LR, separate DR & Gourmet kitchen w/ island breakfast bar. High quality stainless steel appliances, rich wood cabinets, light granite counters & wine refrigerator. Sizable owners suite w/sitting area, walk in closet, + 3 add'l BR complimented by HWF, recessed lighting, classic trim mouldings. Deck & off-street pkg

Directions: Georgia Avenue north to right on Park.

**439 PARK RD NW, WASHINGTON, DC 20010-2531**

List Price: \$675,000

Cont Date: 05-May-2015

Adv. Sub: COLUMBIA HEIGHTS

Type: Semi-Detached

Model:

BR: 4 FB: 2 HB: 2

Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central Air Conditioning/Natural Gas/Public/Pubi

Park: Drvwy/Off Str, Carport

Const: Brick

View Accessibility:

Listing Co: Long & Foster Real Estate, Inc.

Own: Fee Simple, Sale

Close Date: 17-Jun-2015

Style: Traditional

#Lvs: 4 #Fols: 0

Basement: Yes, Partially Finished

Total Taxes: \$2,894

Close Price: \$630,000

ADC Map: 015-C

Acre: 0.07

Yr Blt: 1907

Gar/Cpt/Assgn: / /

MLS#: DC8490356

Status: SOLD

Subsidy \$0

Gr Rent:

HOA: \$0 C/C:

Tax Living Area: 1,504

Body of Water:

List. Date: 27-Oct-2014 DOMM/DOMP: 168/168

Internet Remarks: Back on the market! Pristine 4 story home in the desirable Columbia Heights community! This lovely updated 4BR, 2.5BA home boasts included parking for at least 4 cars! Gourmet kitchen w/ stainless steel appliances, wood floors, generous room sizes, exposed brick basement with a separate outdoor entrance. This property will be sold As-Is.

Directions: North on Georgia Ave. NW, Right on Park Road NW.

**621 KEEFER PL NW, WASHINGTON, DC 20010-2514**

List Price: \$659,000

Cont Date: 16-Sep-2015

Adv. Sub: COLUMBIA HEIGHTS

Type: Attach/Row Hse

Model:

BR: 4 FB: 2 HB: 1

Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central Air Conditioning/Electric/Public/Public Sew

Park: Street

Const: Brick

View Accessibility:

Listing Co: Keller Williams Capital Properties

Own: Fee Simple, Sale

Close Date: 13-Oct-2015

Style: Colonial

#Lvs: 3 #Fols: 0

Basement: Yes, Daylight, Partial, Fully Finished, Heated, Rear E

Total Taxes: \$3,454

Close Price: \$659,000

ADC Map: SEE GOOGL

Acre: 0.03

Yr Blt: 1910

Gar/Cpt/Assgn: / /

MLS#: DC8743056

Status: SOLD

Subsidy \$0

Gr Rent:

HOA: C/C:

Tax Living Area: 1,467

Body of Water:

List. Date: 09-Sep-2015 DOMM/DOMP: 7/7

Internet Remarks: Spacious Porch-front with 4 BRs and 2.5 BAs across 3 levels of living space on quiet tree-lined street just steps from Columbia Heights amenities. Traditional layout on main and sky-lit upper level, finished lower level family room with spare bed/bath plus laundry. Private patio in rear for entertaining and porch-front for socializing w neighbors! Ask about \$500 credit from KVS Title.

Directions: From National Basilica - head West on Irving St NW, right on Warder, Left on Lamont, keep Left at the fork to Keefer PI NW - 621 is mid-block on North side of street. NOTE: Keefer PI NW is one-way from East to West.

Courtesy of: Trent Heminger

Home: (202) 210-6448

Cell: (202) 210-6448

Company: Compass

Office: (202) 491-1275

Office: (301) 586-9236

Email: trent@trentandco.com

Fax: (202) 319-1786

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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



Comps for 549 Park Rd



1 bedrooms

 Page 1 of 1
 15-Dec-2015
 2:29 pm

Residential Gallery - Customer

**834 LAMONT ST NW #A, WASHINGTON, DC 20010**

List Price: \$399,000

Own: Condo, Sale

Cont Date: 20-Sep-2015

Close Date: 19-Oct-2015

Adv. Sub: COLUMBIA HEIGHTS

Type: Attach/Row Hse

Style: Contemporary

Model:

#Lvls: 2 #Fpls: 0

BR: 1 FB: 1 HB: 1

Basement: No

Heat/Cool/Wtr/Swr: Heat Pump(s), ENERGY STAR Heating System/Electric/Central Air Cond

Park: Street

Const: Brick

View Accessibility:

Listing Co: RE/MAX Allegiance

Total Taxes: \$1,651

Close Price: \$381,720

ADC Map: N/A

Acre:

Yr Blt: 2006

MLS#: DC8739204

Status: SOLD

Subsidy \$11,700

Gr Rent:

HOA:

C/C: 214.00

Tax Living Area: 1,470

Body of Water:

List. Date: 04-Sep-2015 DOMM/DOMP: 16/27

Internet Remarks: Custom Designed Condo Townhomes, w/superior appointments on all 3 levels. An open living space, Gourmet Kit, Powder Room & Private Rear Deck that's perfect for entertaining. The sleeping quarters are separate from your main dwelling areas. The 2nd flr has an open den/office space, a spacious BR & Spa-BA w/soaking tub. The 3rd flr is The Master Suite w/ a sitting area, luxurious BA & tree top views

Directions: Sherman or Georgia Ave to Lamont St

**2920 GEORGIA AVE NW #301, WASHINGTON, DC 20001**

List Price: \$399,900

Own: Condo, Sale

Cont Date: 12-Mar-2015

Close Date: 15-Apr-2015

Adv. Sub: COLUMBIA HEIGHTS

Type: Garden 1-4 Floors

Style: Contemporary

Model:

#Lvls: 1 #Fpls: 0

BR: 1 FB: 1 HB: 0

Basement: No

Heat/Cool/Wtr/Swr: Heat Pump(s)/Electric/Central Air Conditioning, Heat Pump(s)/Electric/Pu

Park: Assigned, Garage

Const: Wood, Other, Concrete / Block, Brick

View Accessibility:

Listing Co: McWilliams/Ballard Inc.

Total Taxes:

Close Price: \$419,900

ADC Map: 0

Acre:

Yr Blt: 2014

MLS#: DC8550618

Status: SOLD

Subsidy \$7,500

Gr Rent:

HOA:

C/C: 255.00

Tax Living Area:

Body of Water:

List. Date: 08-Feb-2015 DOMM/DOMP: 31/31

Internet Remarks: Amazing new construction with amazing finishes including sand-in-place hardwood flooring throughout, quartz kitchen and bathroom vanity top, KitchenAid stainless steel appliances with vented microwave, full-sized front-loading washer and dryer, under cabinet kitchen lighting with soft-close cabinets, lighting throughout, island in kitchen, and more! #301 also has a beautiful view of the Basilica!

Directions: Corner of Georgia Avenue, NW and Hobart Place, NW. Off site sales. Sentrilock at door on Hobart Place, NW

 No Photo
 Available
929 FLORIDA AVE NW #6003, WASHINGTON, DC 20001-5063

List Price: \$399,999

Own: Condo, Sale

Cont Date: 20-Jun-2014

Close Date: 20-Jun-2014

Adv. Sub: COLUMBIA HEIGHTS

Type: Hi-Rise 9+ Floors

Style: Contemporary

Model:

#Lvls: 1 #Fpls: 0

BR: 1 FB: 1 HB: 0

Basement: No

Heat/Cool/Wtr/Swr: Other/Other/Other/Other/Public/Other

Park: Surface

Const: Other

View Accessibility:

Listing Co: TTR Sotheby's International Realty

Total Taxes: \$3,117

Close Price: \$399,999

ADC Map: 1

Acre:

Yr Blt: 2006

MLS#: DC8400414

Status: SOLD

Subsidy \$0

Gr Rent:

HOA:

C/C: 355.73

Tax Living Area: 705

Gar/Cpt/Assgn: / /

Body of Water:

List. Date: 20-Jun-2014 DOMM/DOMP: 0/0

Internet Remarks: condo was sold off market and for under market. Sold As Is Condition

Directions: n/a

**735 QUEBEC PL NW #1, WASHINGTON, DC 20010-1610**

List Price: \$419,000

Own: Condo, Sale

Cont Date:

Close Date:

Adv. Sub: COLUMBIA HEIGHTS

Type: Attach/Row Hse

Style: Federal

Model:

#Lvls: 1 #Fpls: 1

BR: 1 FB: 1 HB: 0

Basement: No

Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central Air Conditioning/Electric/Public/Public Sep

Park: Street

Const: Brick

View Accessibility:

Listing Co: DC Home Buzz

Total Taxes: \$3,192

Close Price:

ADC Map: DC

Acre:

Yr Blt: 1913

MLS#: DC9525035

Status: ACTIVE

Gr Rent:

HOA:

C/C: 200.00

Tax Living Area: 2,208

Body of Water:

List. Date: 20-Nov-2015 DOMM/DOMP: 15/15

Internet Remarks: Fully renovated condo with fireplace - just steps to the Georgia Ave/Petworth Metro. Open concept layout with gourmet kitchen. Stainless steel appliances, granite countertops, custom cabinetry and recessed lighting. New HVAC and windows. Short walk to shopping and dining in Columbia Heights.

Directions: Georgia Ave NW to Quebec Place NW to 735.

These Comps are smaller than the
Proposed for 549 Park

Courtesy of: Trent Heminger

Home: (202) 210-6448

Office: (301) 586-9236

Cell: (202) 210-6448

Email: trent@trentandco.com

Company: Compass

Office: (202) 491-1275

Fax: (202) 319-1786

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Comps for 549 Park Rd

MRIS
Real Estate in Real Time3 bedroom
(Top Floors)Page 1 of 1
15-Dec-2015
2:29 pm

Residential Gallery - Customer



737 IRVING ST NW #2, WASHINGTON, DC 20010-1519

List Price: \$649,900

Own: Condo, Sale

Total Taxes: \$2,753

MLS#: DC8458773

Cont Date: 18-Oct-2014

Close Date: 21-Nov-2014

Close Price: \$635,000

Status: SOLD

Adv. Sub: COLUMBIA HEIGHTS

ADC Map: XXXX

Subsidy \$0

Type: Garden 1-4 Floors

Style: Contemporary

Acre:

Gr Rent:

Model:

#Lvls: 3 #Fpls: 0

Yr Blt: 1921

HOA:

C/C:281.24

BR: 3 FB: 2 HB: 1

Basement: No

Tax Living Area:

Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central Air Conditioning/Electric/Public/Public Sew

Park: Assigned, Drvwy/Off Str

Gar/Cpt/Assgn: / / 1

Const: Brick and Siding

View Accessibility:

Body of Water:

Listing Co: GreenLine Real Estate, LLC

List. Date: 17-Sep-2014 DOMM/DOMP: 31/31

Internet Remarks: SOLD by GreenLine Real Estate - 2-Level 2BR+Den/2.5BA - Stunning duplex condo w/all the luxuries & new technologies you seek. Oak HWs, Hi Ceils, Rec Lghts, Sleek Marble Kit w/Pendant Lit Bfast Bar. Nice Den & MSTR BR /HUGE MBA. NEST HVAC controls, Hi Effic Systems, W/D. Perfect Layout. Carrara Marble Baths. Outdoor space front & rear yard - Off-Street Parking Incl. Builder Warranty.

Directions: From 11th Street, NW travel north to a Right on Irving... Bingo



728 GIRARD ST NW #2, WASHINGTON, DC 20001

List Price: \$650,000

Own: Condo, Sale

Total Taxes:

MLS#: DC8584757

Cont Date: 20-Apr-2015

Close Date: 29-May-2015

Close Price: \$670,110

Status: SOLD

Adv. Sub: COLUMBIA HEIGHTS

ADC Map: GOOGLE

Subsidy \$20,103

Type: Attach/Row Hse

Style: Traditional

Acre:

Gr Rent:

Model:

#Lvls: 1 #Fpls: 0

Yr Blt: 1912

HOA:

C/C:178.66

BR: 3 FB: 2 HB: 0

Basement: No

Tax Living Area:

Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central Air Conditioning/Electric/Public/Public Sew

Park: On-site Prk/Sale

Gar/Cpt/Assgn: / /

Const: Combination

View Accessibility:

Body of Water:

Listing Co: Real Living At Home

List. Date: 14-Apr-2015 DOMM/DOMP: 6/6

Internet Remarks: Amazing High-end complete renovation. Spacious 3 bedroom / 2 bath condo with soaring ceilings. Gourmet kitchen with breakfast bar, shining new wide-plank hardwood floors & stunning marble baths with rain shower in master suite. Loads of closet space and an outdoor balcony. Dare to compare anything on the market. Open Sat & Sun 12-4

Directions: From Georgia Ave - West on Girard St NW. Condos on your left.



757 PARK RD NW #2, WASHINGTON, DC 20010-1596

List Price: \$699,000

Own: Condo, Sale

Total Taxes: \$5,257

MLS#: DC8611095

Cont Date: 30-May-2015

Close Date: 17-Jul-2015

Close Price: \$687,250

Status: SOLD

Adv. Sub: COLUMBIA HEIGHTS

ADC Map: DC

Subsidy \$0

Type: Garden 1-4 Floors

Style: Traditional

Acre:

Gr Rent:

Model:

#Lvls: 2 #Fpls: 1

Yr Blt: 2004

HOA:

C/C:146.00

BR: 3 FB: 3 HB: 1

Basement: No

Tax Living Area: 1,747

Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central Air Conditioning/Electric/Public/Public Sep

Park: Assigned, Drvwy/Off Str

Gar/Cpt/Assgn: / / 1

Const: Brick

View Accessibility:

Body of Water:

Listing Co: DC Home Buzz

List. Date: 21-Apr-2015 DOMM/DOMP: 42/42

Internet Remarks: FABULOUS Columbia Heights, Two-Story Condo featuring THREE roomy bedrooms, Office (which can be used as a 4th bedroom) and three and a half bathrooms. Occupies the upper two levels and lives like a house. Super low condo fee! Walker's Paradise: only blocks from Petworth & Columbia Heights Metro, dining & night life on 11th Street. In-unit washer/dryer, off-street parking, whirlpool bathtub.

Directions: On Park Road NW - Between Sherman Avenue NW and Georgia Avenue NW



732 GIRARD ST NW #2, WASHINGTON, DC 20001-3821

List Price: \$700,000

Own: Condo, Sale

Total Taxes: \$3,529

MLS#: DC8677346

Cont Date: 22-Aug-2015

Close Date: 21-Oct-2015

Close Price: \$670,000

Status: SOLD

Adv. Sub: COLUMBIA HEIGHTS

ADC Map: TBD

Subsidy \$10,000

Type: Attach/Row Hse

Style: Traditional

Acre:

Gr Rent:

Model:

#Lvls: 2 #Fpls: 0

Yr Blt: 1924

HOA:

C/C:261.00

BR: 3 FB: 2 HB: 1

Basement: No

Tax Living Area: 1,190

Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central Air Conditioning/Electric/Public/Public Sep

Park: Concrete Driveway, Garage Door Opener

Gar/Cpt/Assgn: / /

Const: Brick

View Accessibility:

Body of Water:

Listing Co: Urban Land Company, LLC

List. Date: 26-Jun-2015 DOMM/DOMP: 56/56

Internet Remarks: Fabulous high-end 3bed/2.5 BA condo with a nearly 500 sq ft roof deck perfect for entertaining. Features great ceiling height, gorgeous HW floors, gourmet kitchen w/ marble, huge MBR w/ stylish double vanity, oversized glass shower & balcony. Large living/dining area w/ powder room & W/D on 1st lvl. Massive 2nd BR & den on 2nd lvl. Tons of closet space. Off street pkg in rear & storage in bsmt

Directions: Girard Street between Sherman and Georgia Aves... half mile to Columbia Heights metro

Courtesy of: Trent Heminger

Home: (202) 210-6448

Office: (301) 586-9236

Cell: (202) 210-6448

Email: trent@trentandco.com

Company: Compass

Office: (202) 491-1275

Fax: (202) 319-1786

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



Comps for 549 Bard Rd


3 bedroom
(Bottom Floors)Page 1 of 1
15-Dec-2015
2:24 pm

Residential Gallery - Customer



732 GIRARD ST NW #1, WASHINGTON, DC 20001-3821
List Price: \$650,000 **Own:** Condo, Sale
Cont Date: 16-Aug-2015 **Close Date:** 29-Sep-2015
Adv. Sub: COLUMBIA HEIGHTS
Type: Attach/Row Hse **Style:** Traditional
Model: **#Lvls:** 2 **#Fols:** 0
BR: 3 **FB:** 2 **HB:** 1 **Basement:** No
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central Air Conditioning/Electric/Public/Public Sep
Park: Drvwy/Off Str, Garage Door Opener
Const: Brick
View Accessibility:
Listing Co: Urban Land Company, LLC

Total Taxes: \$3,529
Close Price: \$625,000
ADC Map: TBD
Acre:
Yr Blt: 1924

MLS#: DC8677344
Status: SOLD
Subsidy: \$0
Gr Rent:
HOA: C/C:258.00
Tax Living Area: 1,190

Gar/Cpt/Assgn: / /

Body of Water:
List. Date: 26-Jun-2015 **DOMM/DOMP:** 51/51

Internet Remarks: Fabulous high-end 3bed/2.5 bath condo. Great ceiling height, big windows, gorgeous HW floors, beautiful cabinets & marble counters. Huge kitchen and MBR w/ marble double vanity and walk-in closet. Deck off both rear bedrooms. Tons of closet space. Big den with closet. W/D and powder room on main level. Off street parking in rear. Storage unit in basement.

Directions: Girard St between Sherman and Georgia Aves... half mile from Columbia Heights metro



3543 WARDER ST NW #1, WASHINGTON, DC 20010
List Price: \$675,000 **Own:** Condo, Sale
Cont Date: 04-Sep-2015 **Close Date:** 13-Oct-2015
Adv. Sub: COLUMBIA HEIGHTS
Type: Semi-Detached **Style:** Colonial
Model: **#Lvls:** 2 **#Fols:** 0
BR: 3 **FB:** 2 **HB:** 1 **Basement:** No
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Ceiling Fan(s), Central Air Conditioning/Electric/P
Park: Garage Door Opener, Drvwy/Off Str, Concrete Dr
Const: Brick
View Accessibility:
Listing Co: I Sell Houses Realty

Total Taxes: \$4,429
Close Price: \$646,500
ADC Map: A1
Acre:
Yr Blt: 1932

MLS#: DC8722542
Status: SOLD
Subsidy: \$0
Gr Rent:
HOA: \$0 C/C:245.00
Tax Living Area: 3,440

Gar/Cpt/Assgn: / /

Body of Water:
List. Date: 14-Aug-2015 **DOMM/DOMP:** 23/23

Internet Remarks: PRICE REDUCED! Two TOTALLY RENOVATED condos with lovely modern finishes. 3 Bed 2.5 Baths 2 Level with private 2 vehicle parking. Absolutely gorgeous sun filled kitchen with very exquisite countertops and glass backsplash. Near Metros, coffee houses, dining, and dancing. MAKE AN OFFER if you like it.

Directions: Traveling on Georgia Ave from Silver Spring direction. Turn left onto Park Rd, then left turn onto Warder St. Property is on the right.



3612 PARK PL NW #1, WASHINGTON, DC 20010-1603
List Price: \$689,900 **Own:** Condo, Sale
Cont Date: 31-Jul-2015 **Close Date:** 19-Aug-2015
Adv. Sub: COLUMBIA HEIGHTS
Type: Garden 1-4 Floors **Style:** Contemporary
Model: **#Lvls:** 1 **#Fols:** 0
BR: 3 **FB:** 3 **HB:** 1 **Basement:** Yes, Fully Finished, Rear Entrance, Front Entrance,
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central Air Conditioning/Electric/Public/Public Sew
Park: Assigned, Drvwy/Off Str
Const: Brick and Siding
View Accessibility:
Listing Co: GreenLine Real Estate, LLC

Total Taxes: \$4,647
Close Price: \$665,000
ADC Map: 3035/084
Acre:
Yr Blt: 1915

MLS#: DC8669779
Status: SOLD
Subsidy: \$0
Gr Rent:
HOA: C/C:274.00
Tax Living Area: 7,020

Gar/Cpt/Assgn: / /1

Body of Water:
List. Date: 18-Jun-2015 **DOMM/DOMP:** 43/43

Internet Remarks: SOLD by GreenLineRE - New HUGE 1,888 sf unit has it all! Large & on 2-LVLs, home has amazing light & views of the park. Main lvl has a large mstr ste w/balc, marble & SS kit, ceramic & marble BAs, W/D, curved ceil, exp ducts & brick, reclaimed wood barn doors & shelves. Wide HW flrs, Wall Speakers & More. In-Law Suite. Parking Incl. The Park Lincoln is a boutique 5 unit condo. Low fees.

Directions: From the Petworth Metro, travel east on Rock Creek Church, then right on Park Place, down 2 blocks... BINGO!

Courtesy of: Trent Heminger

Home: (202) 210-6448 Office: (301) 586-9236
 Cell: (202) 210-6448 Email: trent@trentandco.com
 Company: Compass
 Office: (202) 491-1275 Fax: (202) 319-1786

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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



Exhibit B

To: Marnique Heath, BZA Chairperson and other members of the BZA

CC: Commissioner Holmes, SMD 1A09, Commissioner Kent, Chairperson ANC 1A

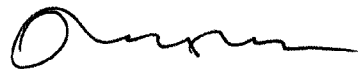
Re: BZA Application No. 19119: 549 Park Road NW

To Whom It May Concern:

I reside very close to 549 Park Road NW. I have spoken with the owner of the property and I understand that he intends to redevelop this vacant property into three units according to the rules and guidelines set forth by Zoning Board and DCRA.

I am aware that 549 Park Road NW needs a special exception to convert to a three unit apartment house, and variances from lot area, an addition to a nonconforming structure and the open court requirement to proceed with the proposed development plan. I am writing to offer my support of the proposed plan to improve this unsightly lot and welcome the redevelopment of this nuisance property. The proposed additions are relatively minor and the property will have 2-parking spaces in the rear; therefore, I do not think the conversion of this home will have any negative impact on the neighborhood. This vacant home is a troublesome property and I hope that the Board of Zoning Adjustment approves the requested relief so that redevelopment of the property can move forward.

Sincerely,



Name:

Mike Resom

Address:

2917 Georgia Ave NW
Washington, DC, 20001

To: Marnique Heath, BZA Chairperson and other members of the BZA

CC: Commissioner Holmes, SMD 1A09, Commissioner Kent, Chairperson ANC 1A

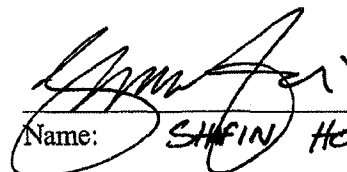
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Sincerely,


Name: SHARFIN HOSSAIN

Address: 650 PARK RD. NW
WASHINGTON, DC 20016