Case #16951

SUBMITTED STATEMENT OF KATHERINE OZER on behalf of tenants
At the Board of Zoning Adjustment Hearing on the Pending Variance Application
For 1921 Kalorama Rd,. NW – Tuesday November 25th

I appreciate the opportunity to present our strong opposition to the pending application by Southwest Properties, Inc., for a variance. The variance would allow the operation of a consolidated management office in our building that is zoned R-5-B. I speak here today for tenants who have lived at 1921 and in this community for up to 40 years.

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In September 2001, the owner's management company Realty Management Services, whose main office is in Bethesda, Maryland, illegally established a rental office on the Terrace level of our building. This illegal office serves five other buildings that they manage on behalf of Southwest Properties as well as the general public seeking rentals at all of these buildings and the staff for all the buildings.

As tenants, we have notified the DC Government of this violation and made our objections known to the owner and to Realty Management Services. We first became aware of this proposed office at a group tenants' meeting for all six buildings convened by Realty Management Services on July 25, 2001 at a site near the Foggy Bottom metro station. At that meeting, the location of the consolidated office was announced to all of the tenants present. We raised security issues and other concerns (1) at a meeting with Realty Management Services in August 2001, (2) in a November 9 letter concerning the issues that had been ignored since our August meeting, and (3) in a meeting with Realty Management Services in January 2002. Now, more than a year later – after two citations and fines for illegally maintaining an office at 1921, Southwest Properties is seeking a zoning variance to legalize their office.

To date Southwest Properties and Realty Management Services have not altered their practices nor have they addressed any of the concerns raised by tenants since that time.

My comments today first focus on information in Southwest Properties' application for this variance that raise specific concerns, make questionable assertions, or misrepresent the proposed impacts. The other focus of my comments will be on the failure of Southwest Properties, Inc., to meet the standards for granting a variance under §3103 of the DC Municipal Regulations.

Southwest Properties' Application

The owner's application implies that the existing office is serving only the tenants of 1921 and that their request is for expanded use. In fact, the office has illegally been serving the tenants, staff, and maintenance personnel of the five additional buildings as well as the public since it was established in September 2001. In

BZA
Case No. 16951
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO.16951
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May 2002, the DC Government appropriately turned down the owner's application for an occupancy permit that the owner submitted without informing tenants. The DC Government notified the owners that they must apply for a variance with the Board of Zoning Adjustment. The owner also sought an administrative variance again without informing tenants but was required to apply for one through a public hearing.

Statement of Existing and Intended Uses

Several assertions made in the "Statement of Existing and Intended Uses" accompanying the application are inaccurate or misleading:

Permitted accessory use

There is the statement that a management office serving only this building is a permitted accessory use. While this statement is not totally inaccurate, it leaves out the other conditions for an office to be a permitted use. That is, the office must be the residence of a resident manager who must only be conducting operations within the structure as provided under DC Municipal Regulations. Also, contrary to the permitted accessory uses, the management is often displaying as many as 4 different signs around the exterior of the building advertising the availability of apartments on behalf of Çalomoris Portfolio Investment. The phone number listed is the number for the office located on the terrace level of our building. The signs are clearly contrary to the residential character of the neighborhood.

We have not had a resident manager since Realty Management Services assumed management of our building in the spring of 2001. Recently, they employed a person with the title of Property Manager to work in the office and who lived in a two-bedroom corner apartment on the second floor of the building.

Small area

The owners claim that the office space will be approximately 500 square feet. The amount of square footage is irrelevant to the consideration of this application. The real issue is the change in use.

However, we note that, if a home occupation permit were being sought, the 500 square feet is at least double the maximum permitted for a home occupation permit without seeking a zoning variance based on §203.4(b) of Title 11 of the DC Municipal Regulations.

Saturday hours

The Statement gives the office hours as Monday through Friday from 8:00 a.m. to 5:00 p.m. In fact, as tenants have observed, the office is open on Saturdays with individuals waiting in the Terrace-level hallway to pay rent or to check on apartments at all the buildings. The attached examples of ads from the *Washington City Paper* have been appearing in that newspaper at least since July 19, 2002. These ads demonstrate that Saturday hours have been in place since well before the September 11, 2002 date of the signing of the application for the zoning variance and the September 26, 2002 date of the letter from Mr. Brown, an attorney for Southwest Properties on the submission of the application to the Board of Zoning Adjustment.

Number of office visitors

The "Statement of Existing and Intended Uses" asserts that 5-10 people per day Monday-Friday would be using the office. This number underestimates its use as there are numerous prospective tenants for all six buildings along with visits by current tenants to make rental payments or to seek maintenance. This number also includes persons from other buildings under the office's management and various contractors. Staff and maintenance personnel from other buildings have been issued keys to 1921 even though they are not employed in the office or for services at 1921. All of this activity creates a negative impact on the neighborhood in terms of the noise levels, litter, and available street parking, already a severe problem.

Use of 20th Street access

The Statement of Uses claims that access will be limited to the tenants and authorized visitors and that access to the rest of the building will be secured and only permitted to tenants. All three of the options offered by the owner are problematic:

- They raise a number of safety issues that a fellow tenant Mr. Fred Bobick will address.
- Tenants use the 20th Street entrance to move into the building and must be able to move furniture to the freight elevator.
- As the attached plan of the Terrace level-hallway demonstrates, tenants on the terrace level and in the basement (who already have to climb one flight of stairs to the Terrace level) will no longer have direct access to all facilities of the building. These facilities include the elevator to reach mailboxes and the main entrance in addition to the laundry room and storage facilities on the Terrace level.

In addition, staff and visitors create a good deal of noise and litter the area with refuse such as cigarette butts as well as the cigarette smoke disturbing tenants next the entrance on the Terrace level and above.

Satisfaction of Applicant's Burden of Proof

As in the Statement of Uses, a number of assertions in the "Burden of Proof" are either inaccurate or misleading:

Limited size of the building

The owner claims that the limited size of the building makes it impractical and uneconomical to maintain an office and staff for this building alone. Only since spring of 2001 has the building not had a resident manager who generally resided in a one-bedroom apartment comparable to the T-9 unit in which the illegal office is currently located. In addition, we continue to have a janitor who is assigned solely to our building and lives in a basement unit below the Terrace level. It is difficult to perceive any substantial savings at our building by having an illegal office in it in lieu of a resident manager, especially when property managers are provided two-bedroom apartments in which to live in addition to taking over an easily rented one-bedroom unit for an office.

Undue hardship in using the lower level unit for residential services

The owner claims that the unit is unsuitable for residential purposes because of its undesirable exterior view and its immediate proximity to the 20th Street entrance with its high volume of traffic.

- As you will note in the attached floor plan of the Terrace level hall, one other unit shares the same view as do all the units to the top floor of the building above these units as well as the units above the laundry room. In none of these cases is the view or level any impediment to renting apartments on the Terrace level or those above. All Terrace level units are currently rented as is the case of the other 15 units with the same view on the floors above.
- As to the issue of the high volume of tenant traffic through the 20th Street entrance being a problem for tenants in unit T-9, just imagine what it means for tenants on the Terrace level, the rest of the building, and the neighborhood to add the traffic of the office.
- The owner is characterizing the unit as a "lower level" unit. The Terrace level apartments are all at least ground level while units T-5, T-6, and T-7 are second story units above the alley due to the change in the elevation of the land as 20th Street slopes steeply down from Kalorama Road (see schematic of the 20th Street elevation).
- It is also difficult to accept the unit as being unsuitable for residential purposes when, in the basement level below the Terrace level, one apartment is rented and the janitor occupies the other.
- In addition, residents of 15 or more years have no recollection of a time when the T-9 unit or any other Terrace level unit remaining vacant. Nor is

there any indication of a problem with vacancies in past filings of rent ceilings and charges with the Housing Regulation Administration.
- At the time of its vacancy last year, it is possible that they were not able to get the highest rent for the comparable unit (1BR/1Bath) which was above $1300 per month but that does not mean it is not a rentable apartment.

Beneficial services to residents of 1921

The application cites beneficial services to the residents. Not only has this office location not provided beneficial services, it has been a detriment. There is increased street traffic, increased demand on very limited parking spaces, security lapses caused by the door being left ajar on the Terrace level, obstruction to tenants in using building facilities, and the issue of the public having access to our stairwell, elevators, and apartments. The proposed plan to place walls in the area around the entrance raises questions that could impact on the historical design of the Terrace level of the building.

Until May 2001 a resident manager residing on the first floor of our building provided multiple services to the tenants. There was an on-site office in the residence of the manager, packages were accepted, and lockout services were provided. Earlier correspondence from Realty Management Services cited a major benefit of the office location is the ability of tenants to hand-deliver rental payments. For less than $5.00 per year per apartment or $300 total in postage savings, we are receiving reduced services and are each risking the safety and security of our homes and our community.

No negative impact on the residents

We believe the level of traffic and its negative impact on the quality of life of the residents and neighbors, the safety issues such an office creates, and the reduction in services experienced by the tenants make it clear there are serious negative impacts.

Failure to Meet Standards for Granting Variance

For purposes of the variance application for 1921 Kalorama Road, NW, it appears that there are three tests embodied in §3103.2 of the DC Municipal Regulations that Southwest Properties, Inc. must meet to qualify for a waiver in this particular case:

- There must be exceptional narrowness, shallowness, or shape of the specific piece of property at the time of the original adoption of the zoning regulations.
- As an alternative to the first test, there must be some extraordinary or exceptional situation or condition of the specific piece of property that would cause exceptional and undue hardship on the owner of the property.

- If one of the first two qualifications is met, the relief must not result in substantial detriment to the public good and must not substantially impair the intent, purpose, and integrity of the zone plan.

We maintain that Southwest Properties does not meet either of the first two qualifications, and, even if it did, it does not meet the third qualification for the following reasons:

- Shape of the property

The owner appears to be making no claim under this provision.

- An extraordinary circumstance or exceptional condition causing undue hardship on the owner

The owner has not demonstrated any extraordinary circumstance causing undue hardship. Maintaining the offices of a business is not an exceptional and undue hardship on the owner. As with any business, it is merely the cost of doing business.

- No substantial detriment to the public good and no substantial impairment of the intent, purpose, and integrity of the zone plan

The granting of the waiver would be detrimental to the well being of the tenants due to the security, safety, access, and environmental problems that the waiver would cause. In addition, the activities clearly have a negative impact on the neighborhood and as such are a detriment to the public good. Running the office as a business for a number of sites in the heart of an entirely residential neighborhood clearly is substantially violates the intent, purpose, and integrity of the zone plan and of the current R-5-B residential zoning.

Summary

In summary, the cost of maintaining the office of a business is not an exceptional and undue hardship on the owner. Further, this office alters the nature of much more than one apartment. It is a clear commercial use of a residential building that alters the zone plan for the benefit of a company that can well afford to maintain an office in an appropriate location. Granting this variance would be detrimental to the well being of tenants and nearby residents due to the security, safety, and environmental problems that we are currently experiencing. This variance needs to be rejected, and the office must be relocated.

We appreciate the confidence of our City Councilman Jim Graham as well as our local Area Neighborhood Commission who voted unanimously on October 21 to support our opposition to this variance proposal. Their letters are attached.

Attachments

- "City Paper" ads
- Terrace-level hallway plan
- Schematic of 20th Street elevation
- Letters from Jim Graham and the Advisory Neighborhood Commission

ic tiles, plush carpet, washer/dryer. Minutes to Capitol Hill. $800/mo. Interested parties contact: Laurie Samuel, 202/584-2689.

CAPITOL HILL: 2BR/1BA, back patio. HWF, W/D, DW, window AC, located at 655 Maryland, near Senate. Available 15 July 2002. $1800/mo. utilities included, except electricity. For more info., please call Ms. Lane, 202/543-5168 or 202/744-4236(cell).

LOGAN, 916 S St. NW. 2BR, modern kitchen w/breakfast bar, CAC, W/D, vaulted ceilings, exposed brick, $1500/mo. EJF Real Estate, 202/537-1805, www.ejfrealestate.com.

COL. HEIGHTS. 3642 11th Street. Newly renovated 1BR/1BA. W/W, DW, CAC, W/D, recessed lights and much more. Open house 7/21 at 10am. Near Metro. $750/mo. Call Jerome. 202/321-5596.

DUP. CIR. 1737 T St., NW. Beautiful sunny apt. for rent. 1BR (loft), den, living room w/FP, DW, W/D. Much storage space, parking. Avail. 8/1. $1300/mo. + elec. Open house 7/20, 2pm. 202/265-8974.

ALEXANDRIA/ AWESOME SPECIALS! Stunning efficiency, 1BR and 2BR roommate-style with great views, pool, tennis, fitness center & friendly staff! Metro. EHO. 703/370-5577

FOGGY BOTTOM: 2BR/1BA 900sq ft. Newly renovated HWF, DW, W/D, CAC, granite countertops, roofdeck, 24-hour security. $2000/mo. includes utilities. 1yr lease, no pets, 2 adults maximum. 202/265-1885.

LOOKING FOR A rental in DC, we've got them: efficiency ($850/mo. incl. utils, 57 Adams St., NW); 1BR/1BA daylight basement apt ($1400/m incl utils., 3311 16th St., NW); 2BR/2.5BA TH ($2400/mo., 1004 O St., NW Upper Level); 2BR/2.5BA condo ($2800/mo., 2363 Champlain St., NW). Call (202.333-0092) Esquire Property Management for full listings and showings or visit our website at www.esquirepropertymgmt.com

CAPITOL HILL, 113 4th St NE Sunny 1BR apartment available immediately, gourmet kitchen with DW and microwave, AC, FP, W/D, whirlpool tub, $1250/mo. 202/546-8518.

CAPITOL HILL, LUXURY 2BR or 1BR + office in top 2 floors of 1860s detached house. 400 block of East Capitol, 3 blocks to Capitol. Upscale new kitchen and BA, high end convection oven, microwave, DW, marble tile countertops, jacuzzi BA, separate tiled shower, dual pedestal sinks, exotic wood floor and high-end carpet, roof deck, backyard patio, CAC. Great block with cleaners and grocery, top neighborhood. Aug. 1. $1900. 202/547-5663, bstansberry@att.net.

SILVER SPRING/TAKOMA PARK. Elegant renovation, beautiful HWF, CAC, free parking, exceptionally well maintained, all utils. incl. Free fitness membership with this ad 1BR $950/mo.; 2BR $1050/mo. (immediate occupancy). Call 301/408-0300 or visit www.greatlandlord.com.

DUPONT EAST. THREE 2BR/1BA apts. avail. immed. 1506 P St. $1300-1700/mo. 1-2 block from Fresh Fields. Call 703/906-3991.

FOGGY BOTTOM/ DUPONT. 2113 N. Terrace-level 1BR/1BA w/sep. entrance, FP, W/D, DW, HWF, carpeted BR, wired for dish or cable, DSL accessible, close to Dupont, GW, Metro. Utils. incl. $1450/mo. Call 202/822-6767 or e-mail ApartmentT2@yahoo.com.

HYATTSVILLE, MD. 1 full BR basement apt. in SFH. $550/mo. including utils. carlos_castro80@hotmail.com.

BETHESDA/ CHEVY CHASE. 8400 block Connecticut Avenue, Crescent Trail, 2BR, 2BA on two levels, $1425/mo. + elec. Pet friendly, private parking. Call Landmark, 301/315-9500, Mon.-Fri.

CLEVELAND PARK. SPACIOUS 1BR, near Metro, behind uptown, HWF, storage, many closets. $1350/mo. incl. water/heat. 508/757-3730, 508/[illegible] 6127.

GEORGETOWN STUDIO, OBSERVATORY building, Wisconsin Ave. 500sq.ft., W/D, DW, microwave, CAC/heat, W/W carpeting, pool, gym, jacuzzi, sundeck, Metrobus, available immediately, $[illegible]/mo. + elec., 1 year lease. 301/379-3735.

CONNECTICUT HEIGHTS. 4850 Connecticut Ave. Beautiful apartments with brand new kitchens. Building includes brand new fitness center. Utilities included on select apartments. Garage parking available. Steps to Rock Creek Park, shopping, Metro. Efficiencies from $990/mo., 1 bedrooms from $1288/mo., 2 bedrooms/2 bathrooms from $1857/mo. Connecticut Heights. 4850 Connecticut Ave. NW. 202/966-1979. ConnecticutHeights.com. EHO.

COLUMBIA HEIGHTS: STELLAR 4BR/2BA apartment with W/D, skylights, balcony, oak parquet floors, exposed brick, AC, and 2 fireplaces. Sorry, no pets. $1915/mo. + utils. 202/265-6064.

CONN AVE, NW. 1BR special. $1531/mo. W/D, CAC/heat and wall and W/W carpet. Available immediately. 202/244-9600. EHO.

FOREST GLEN METRO/ Silver Spring. 3BR colonial. W/D, CAC, garage. Lawncare included. No pets. Avail. 8/1. $1650/mo. plus utils. 301/523-6100. Owner/agent.

DUPONT (16TH & R) bright 2-level condo. 2BR/2 full BA, skylight, CAC, FP, HWF, W/D, DW, refrigerator w/ice. $2080 + utils. Parking available $170/mo. No pets, non-smoking. 703/303-4629.

CAPITOL HILL 1BR $774/mo. HWF, laundry, [illegible]. Call Diane, 202/437-2759.

FEDERAL. SPACIOUS 1BR condo in secure building, great storage, natural light, balcony, pets OK, utils., garage parking incl. $1475/mo. 202/237-1730. Available mid-July.

DOWNTOWN/ 1126 11TH Street NW. 1 block above Mass. Ave. Efficiency $750/mo. Utilities included. One year lease. For appointment call Art Bildman at 202/232-1959.

FOGGY BOTTOM EFFICIENCY, HWF, block to Metro. $950/mo. To view, visit The President, 2141 Eye Street NW #413 ask for key at front desk or call 202/537-1805 or www.ejfrealestate.com.

GLOVER PARK- WISC. Ave. Regency condo. 1BR & den or 2BR 1.5BA, W/D, CAC, W/W, garage parking, $1450. Pier Management, 202/337-8505x51.

1BR ENGLISH BASEMENT apartment. $930/mo. utils. included! All-modern, new appliances, cozy, secure, good light, den & office, W/D, cable ready. Metro, pets ok. 750 Rock Creek Church Road NW, DC. Showing evenings & Saturday 1-2pm. 202/251-1607. http://www.urbanapartments.com/750rcc.html.

LEDROIT PARK. JUST renovated, 3BR/2FBA, new CAC, W/W carpet, eat-in kitchen, DW, W/D, deck, HWF. Available immediately. NS/pets. $1800/mo. + utils. 202/232-2377.

SW TH EFFICIENCY, off-street parking, private patio, W/D, AC, Capitol Park condo, quiet, fenced community. $850/mo. + utils. 202/863-2201.

KALORAMA/ ADAMS MORGAN. 1862 Mintwood Place. Lovely, large, sunny 2BR. Separate living and dining rooms. Balcony overlooking Kalorama Park. High ceilings. HWF, AC. $2100/mo. 301/588-0719.

DUPONT STUDIO. CHARMING decor, furnished, terrific neighborhood (21st/N), wood floors, sunny. Remodeled bathroom, kitchen. Secure building w/laundry. Perfect for business professional. Available August 1. $1250/mo. incl. utilities. No smoking/pets. 202/216-7165(d).

DUPONT, 16TH & S. 2BR/BA condo, owner occupied, HWF, FP, W/D, DW, CAC, walk to Metro, Safeway/CVS, etc. NS, no pets. $2200/mo. + utils. Available August. 202/518-3690.

FOGGY BOTTOM. LARGE efficiency 1 block from Metro station/GWU hospital. 24 hour security. Available immediately. $1190/mo. including utils. Call 703/899-8650 or visit www.dcapartments.us.

NW/ CONVENTION CENTER. 3BR, 2.5BA, FP, W/D. Near Shaw/Howard University Metro. Building 2yrs. old. $2100/mo. + utils. Avail. August. 1721 5th St. NW. Frank, 240/602-4949.

AU/ WESLEY HEIGHTS. Very nice, small (800sq.ft.) 2BR basement apt. Separate entrance, W/D, AC, W/D, nice kitchen (DW, etc.) Lovely neighborhood, 3 blocks to AU. Small dog welcome. $1300/mo. incl. all utilities. Avail. 8/1. 1 year lease. 202/966-5518 or jeannelode@aol.com.

DUPONT CIRCLE. FURNISHED corporate rental. Beautiful, sunny, spacious reno alcove studio/Jr. 1BR. New hardwood floors, new kitchen, new furniture. Great energy! Close to shops, dining, 2 blocks Dupont Metro. Amazing location! Non-smokers, no pets. Excellent 6 mo.+ rental. $1725/mo. + 1 mo. sec. Call Melissa for appt. 202/265-3051.

GLOVER PARK: SPACIOUS. 1BR with or without furnishings, swimming pool, assigned parking, convenience store, cleaners, desk service. $1400/mo. Margaret Lamberton Real Estate, 202/895-1316.

NORTH BETHESDA. 2BR. $1850/mo., walk to Metro, huge, pets ok, fitness center, [illegible] unit, off-street parking. Spectrum Apt. Search, 301/656-5[illegible]

SIX GREAT PLACES to live! Spacious apartments. Fantastic locations. Walk to Metro and Downtown. Efficiencies and one bedrooms available: 1921 Kalorama Road NW, 1604 Q St. NW, 1722 19th St. NW, 1631 S St. NW, 401-409 E St.-SE, and 1329-37 Ft. Stevens Drive NW. Efficiencies ranging from $848/mo.-$1395/mo., 1BRs from $895/mo.-$1250/mo. Visit us today at our leasing office for details about any of our six communities. 1921 Kalorama Road NW, Suite T-9, 202/299-0622. Monday-Friday 9-6pm, Saturday 10-5pm.

ALEXANDRIA/ HUNTINGTON METRO. Great discounts on charming 1BR & 2BR spacious apartments w/lots of closets, big balconies & pool too! Prices from $750/mo. EHO. 703/768-7600.

NEW YORK [illegible] Street, NW, Unit 304. 1BR/1BA light-filled condo in controlled-access security building. Parking, updated kitchen, on-site laundry, walk to Union Station. Available 8/1. $910/mo. + elec. $600 security deposit. Open Saturday, 7/20 and 7/27, 9am-11am. For more information, contact www.ADBProperties@aol.com or 202/529-8819.

ADAMS MORGAN, 1BR apt. Hardwood floors, high ceilings, DW, laundry in building. Nice co-op across from park. Beautiful rooftop. Non-smokers, no pets. $1300/mo. Available 8/31. 202/462-0801.

DUPONT, 18TH & S, large top-floor 1BR loft, 20ft. high ceilings, open living/dining room with bay window, HWF, walk-in closet, excellent location, small pets OK. Available now. $1850/mo. + elec. Open house this Saturday and Sunday, 10:30am-12noon. [illegible] Street, #5. 202/483-7372.

ALEXANDRIA/ HUNTINGTON. BEAUTIFUL house. Great neighborhood. Pets OK. Metro 7-minute walk. 2BR, fenced yard, W/D, CAC, HWF, 1200sq.ft. /mo. Available Aug. 1. 703/465-2398, jen[illegible]lson@hotmail.com.

AVAIL. 8/1/02. U St./11th. 2BR/2BA, 950sq.ft., W/D, DW, garage parking, incl. 5 closets, new construction, secure building, cats ok w/deposit. $2000/mo. Open house Sun., 7/21, 12-3pm. 202/248-4619, Olsanti@aol.com.

CAPITOL HILL. BIG 1BR/1BA rowhouse unit. Lots of light. Front patio, W/W carpet, EZ walk to Capitol and Metro. $1300/mo.+. WMS 202/462-7212.

ALEXANDRIA, AUBURN VILLAGE. 970sq.ft. 2BR/1BA, garden style. Newly remodeled, carpeted, parking, pets ok. Convenient location, must see! Ready immediately. $1400/mo. 443/535-0635.

ARLINGTON. LARGE, SUNNY 1BR apartment, 16th floor next to Courthouse Metro, large balcony, 24hr. concierge, pool, internet, $1420/mo. no deposit. Available August 1. Call 202/256-7293 or 703/863-9400.

17TH & MASS. Dupont Metro, grocery, entertainment. Beautifully furnished large U shaped 6th Floor junior 1BR/studio (575sq.ft.). Renovated kitchen, updated BA, walk-in closet & wall of windows. Fab views! 24hr. desk, maintenance, laundry, roof deck. One year $1475/mo. Six months $1550/mo. Includes utils./CATV. 202/269-2928.

GEORGETOWN- 3700 S St. 4BR, 2BA house w/fireplace, HWF, 3 finished levels & 2 car garage perfect for group or students. Walk to Georgetown University, $3800/mo. Pier Management, 202/337-8505x57.

GLOVER PARK, BIG bright 1BR w/parking. Hardwoods, DW, walk-in closet, cable, extra storage. All utilities included. Pool, 24-hour desk. Cats ok, no dogs. Walk to Georgetown shopping. $1200/mo. Julie Six, 202/686-3232. Long & Foster.

CONN. AVE AT 3000 (directly across from Zoo). Charming and spacious 1BRs from $1235/mo. & 2BRs from $2175/mo. Beautiful wood floors, some w/large foyer & closet(s). High-speed internet & cable ready. 3 blks to Metro, walk to Dupont Circle & Adams Morgan. Attractive lobbies, quaint court yard & reception desk. On-site retail amenities & parking. Please call 202/797-1011. Bernstein Mgt. Corp. EHO.

LOOKING FOR A rental in Virginia? We've got them: 3BR/3.5BA TH ($2800/mo., 116 Meadows Lane, Alexandria); 3BR/2BA single family home ($2500/mo., 3310 North 21st St., Arlington); 3BR/2.5BA TH ($1750/mo., 13105 Summer Rain Terrace, Fairfax). Call (703/971-0114) Esquire Property Management for full listings and showings or visit our website at www.esquirepropertymgmt.

COLUMBIA HEIGHTS. 2BR/2BA newly renovated condo. CAC, HWF, DW, W/D, porch. Cherry cabinets, new stainless-steel appliances. Lots of light. Steps to Metro. $2400/mo. 202/246-1719.

DUPONT: SUNNY 1BR at the Dupont East, near Metro, shops, restaurants. Available Sept. 1. $1900/mo. Margaret Lamberton Real Estate, 202/895-1316.

TAKOMA PARK/ 702 Chaney Drive. Huge 3BR apartment with park views in quiet, convenient neighborhood, parquet floors, new thermal windows, lots of closets, laundry, reserved parking. Cats okay. $1180/mo. incl. heat & gas. 301/270-2588.

LOGAN/ U ST. the Lincoln Condo. Luxury 2BR/2BA, top floor, elev. bldg, exercise room, chef's kitchen, CAC, W/D, FP, balcony, parking, HWF, W/W, concierge, 1 block to Metro. Avail. 8/15. $2000/mo. + utils. 202/423-7999, joervr@aol.com.

ADAMS MORGAN/ ENVOY. 2400 16th St. Live the lifestyle you deserve! Spacious 1BRs from $[illegible]50/mo., balcony available. Gorgeous loft $[illegible]/mo. Live in elegance and luxury at a beautiful historical apartment building, offering W/W carpeting, high ceilings, central air/heat, DW, balconies, lots of closets, 24hr. concierge, guest suite, valet dry-cleaning and laundry, and lots more. Close to Metro and bus stop at door. Indoor/outdoor parking available. Don't miss these great deals! Call today, at 202/387-2500 or visit us at www.apartments.com/envoy and live in luxury tomorrow. Sorry, no pets.

COLUMBIA HEIGHTS/ U St. New 1BR with view. [illegible] bus route, walk to park and 2 Metros. Avail. 7/15 for $1000/mo. David, 202/234-3267.

DUPONT CIRCLE EFFICIENCY. Great neighborhood. 7th Floor, laundry in building, AC, near Metro, DSL ready, parking avail. $1050/mo. utils. included. 17th & New Hampshire. Contact Ryan, 202/248-4518.

3-5BR HOUSE NW DC. Most utilities, W/D, security included. Lots of parking. Some furnishings. Pets negotiable. Available immediately until 7/1/03. $1800/mo. + dep. Helen, 202/882-6854, HM8554A@american.edu.

CAP. HILL: 1502 Potomac Ave SE. 2BR + den (3rd BR). W/W carpet, full kitchen, Metro. $1400/mo. + utils. CB Prop. Mgmt. 202/462-2238.

DUPONT CIRCLE TH: Corcoran St. duplex, 2000sq.ft. = living room w/FP, dining room, French doors, eat-in kitchen, DW, two master bedrooms! 2BA/1 [illegible], private parking! Small pet OK. Walk to work! Nearby Metro, buses, theaters, restaurants, tennis, parks. $2800/mo. + utils. Open 1-4pm, 329-1426 Corcoran St. NW, 202/483-5146.

CAPITOL HILL 1BR/ loft style, huge space, 12ft. ceiling, gleaming woodwork floor, FP, luxury renovation, CAC, W/D, landscaped, secure prime location, $1550/mo. 202/246-0669.

CATHOLIC UNIVERSITY/ BROOK cious, quiet 2BR apts., fenced yard, har from $1050/mo. Walk to Metro, of includes heat, hot water, cable TV. 202

DUPONT, SMALL 1BR, 600sq.ft. $1150/mo. incl. utils. Corner Florida blocks Dupont Metro. No parking. Adam, 202/549-2777.

WISC/ HOWARD U/ catholic U/U St drive 2 GU Law, cute 1BR/1BA, well hood, front door bus service, walk to plenty parking, rear yard, new carp ances, kitchen, ADT, NS. $800/mo. + u or 8/15. 202/441-0130.

ALEXANDRIA/ OLD TOWN gated Beautiful 1 & 2BRs from $1295/mo. Le come, W/D, townhomes available. gar rina 703/866-2028 or regis www.dcmetro.apartmentsolutions.cor

COURTHOUSE WALK TO Metro, 1 $1150/mo. All util. included, cat-friend ness center. Call Sabrina 703/866-20 online www.dcmetro.apartmentsoluti

CAPITOL HILL: SPACIOUS 1BR ment, very clean, recently renovate appliances & carpet, security system. ern Market Metro. $1250/mo. Cable & ed. 12 month lease. No pet. NS. Avai ately. Open house Saturday 12-2pm. 2785.

NW/ CONN. AVE., efficiency and 1BF Call Maria, 202/244-7724.

CAPITOL HILL. BRIGHT 1BR ap Potomac Ave. Metro. Office alcov floors, living room FP, DW, CAC, an Avail. immediately. $785/mo. + utils included in rent). No pets, please. www.Yarmouthmanagement.com.

GLOVER PARK- SMALL studio w/s and 1BR apt. in pleasant 20 unit c W/W, DW, AC. $720/mo. to $825/mo ment. 202/337-8505x49.

KALORAMA. 1880 COLUMBIA Ro mous 1BR. Separate DR, new Kitchen, 2BA. MBR w/walk-in closet. utils. Ms. Fisher, 202/544-8762. Realty

GEORGETOWN. 3030 WISCONSI 1BR hardwood floor, new AC, breakfa in building, across from the Natio accepting applications now! $1100/m EJF Real Estate, 202/537-1805 realestate.com.

HOWARD. 143 W Street, NW. Very 1BRs, $695/mo. Call Denny, 202/265- Estate, or check it out at www.ejfreal

CAPITOL HILL. 1122 F Street NE, lots of light, carpeted, window AC utils. No pets. Call Joel, 202/543-0011

COLUMBIA HEIGHTS. MODERN basement apt. w/eat-in kitchen, new tile, AC, DW, W/D, cable and parkin Morgan, U Street Metro & park. $ 202/483-7474.

BRANDYWINE. CONNECTICUT Apartments. Brand new kitchens. P and parquet flooring. Walk to Met Park, and National Zoo. Utilities incl th's free rent and 6 month's free pa apartments. From $1399/month. T 4545 Connecticut Ave., NW. 202/ BrandywineApt.com. EHO.

ADAMS MORGAN. 2BR, 2BA mo in a Kalorama Rd. TH. Features: C cony/deck, W/D, 2 parking spaces $2500/mo. 202/489-4000.

CAPITOL HILL: 1BR/BA, FP, HWF parking. 226 Kentucky Ave., SE. 202/547-1013.

DUPONT/ ADAMS MORGAN. 1BR renovated. Extra loft suspended ab blocks to Metro. $1650/mo.+. WMS,

GLOVER PARK. ENGLISH baseme entrance, easy parking, safe, close, kitchen, W/D, AC, storage, $1200 Available immediately. 202/997-037

LEDROIT PARK. 527 Florida Ave ment apt. 2BA, W/D, CAC. 1blk. to parking. $1195/mo. + utils. Open h 12noon. 703/625-5032.

BETHESDA/ CHEVY CHASE. 4242 Contemporary 1BR + computer r upgraded kitchen w/dishwasher Lots of light, balcony w/view of do da, CAC, parking, all utils. incl. 24-h pool, exer. room, $1500/mo. 2 www.ejfrealestate.com.

DUPONT EAST, 1435 Corcoran dining room, mix of carpet and $2195/mo. Call 202/5 www.ejfrealestate.com.

RECEIVED
D.C. OFFICE OF ZONING
2002 JUL 29 P 4:30

Case # 16951

RENT. Furnished room near UMD. Share - 2BR unit. ...edu/~kendrick/room4rent.htm.

MENT TO share w/20y.o. F student in ... Close to Metro and GWU campus. ...utils. incl. Partially furnished. E-mail ...t.com,

E WANTED for small, safe Capitol Hill ...asement. $700/mo. + electric/phone. ..., cable. Walk to D6, Metro. GULÇ pre... ...nie@yahoo.com.

A. LUXURY TH to share with young ...arge basement efficiency in new four-...parate entrance, private half BA, 10ft. ...to Metro, garage parking with private ...ttom floor, W/D, cable with HBO, clos... ...maid, great location. Rent includes ...ceanfront 3BR, two-story Caribbean ...I.S. Virgin Islands (my website for the ...ondo is www.uscaribbean.com). ...ail bethesdatownhouse@hotmail.com ...-6777.

1BR AVAIL. in 2BR apt. $650/mo. ...om. 3 miles from Rosslyn, 1.5 from ...t to bus stop. Call 703/741-3959, ...orgetown.edu.

T PARK. One room, furnished. Walk ...iversity. All utilities included. NS. Call 703/385-0538.

V DEL RAY. Basement room w/pri...hared townhouse, bus line, available September. $500/mo. includes ...No pets. Brad, 703/739-0786.

KENWOOD FOREST TH! Share ...rd, deck, W/D, female only. $850/mo. ...ct., Nov., Dec. Niki, 301/656-2319.

BR AVAILABLE in 2BR/1BA apart...letro, $775/mo. with month-to-month ...le 9/3. ISO professional NS, 28+y.o. E-...@yahoo.com.

TON. $650/MO. incl. utils. Avail. ...friendly, neat M/F to share 2BR/2BA ...te entrance, storage. W&OD trail, ...i. Metro. 1-866-206-9067x3124 or ...onebox.com.

QUIET HOUSE one block Addison ...ps Capitol Hill, parking, 2 rooms, ...$50/mo. + sec. Share utils. mess. ..., clear e-mail.

IT, SUBLET AND Roommate Ser.../rooms needed! *Browse free, list! 1,* ...ll US cities! www.sublet.com, 1-877-...

...C: 2 prof. F seeking same to share ..., FP, W/D, parking, pets welcome. 2 ...vate BA. $750/mo. + utils. 202/716-...

...TON. SHARE 6BR house with 2 late ...emales. Yard, sunroom, FP, W/D, ...ooms w/private BA, available both ...arlington_house2002@yahoo.com.

...TTOM. SPACIOUS furnished apart...equipped kitchen, comfortable fur...room, very sunny. Awesome loca...everything, $675/mo. Go to #1 ...ommate.com, 1-800-877-2557.

...IA/ KINGSTOWNE: ROOM w/BA ...pringfield Metro, shops, W/D, DW, ...g. $550/mo. + 1/3 electric. Available ...ndly. Military/LEO/FF, non-smoker. ...tlinginva@yahoo.com.

...V CHEVY CHASE. Young, fun ...wanted for group house near Metro, ...dust not root for Duke, drink Hard ... be total nerd. ...@hotmail.com.

...TON/ SHIRLINGTON: M/F wanted ...3-level townhouse w/2 mid-20's ...rivate lower-level BR w/separate ...eat area and full BA. W/D, AC, DW, ...tennis, minutes from 395 and Old ...obus/DASH accessible. $650/mo. + ...ble 10/01. Call 703/931-3111 or e-mail ...@hotmail.com.

E. 5 MINUTE walk to Metro. Stu...sional, 20s, will share clean, spa...shed 2BR house w/considerate NS. ...+ utils. *Available now. rockville...*oo.com.

... share clean house next to historic ...ouglass Home and 3 min. to nearby ...via I-395. Bus/subway/ample street ...all furnished 2nd floor BR w/full size ...CAC, microwave, big screen CATV, ...moker OK, kitchen and all privileges. ...two weeks, incl. all utils. $225 ...udents or professionals welcomed. ...202/889-0486 or *e-mail:* ...dc@aol.com.

SILVER SPRING. Downtown Wash*...lines and Metro.* Home to share, pri...mished. $250/mo., everything incl. E...to hooterblond@hotmail.com.

...LE. 3BR/ 1BA condo, near NOVA, ...on's Corner, bus stop. $450/mo. ...55.

ALEXANDRIA/ LANDMARK AREA: only. Immaculate/responsible SPF w/By.o. ISO condo *w/balcony* or TH to rent ASAP or by August 30th. Private leasing or shared leasing. -8918.

ROOM WANTED! NEAR NIH, for ...an post doc. From Sept. 5th onwards. NS, pleasant person. Please contact cnjayan@hotmail.com.

CLOSE TO EVERYTHING, *all within 10 min.!* $542/mo. + utils. Adams Morgan, Dupont, downtown. Avail. Sept. For info: idcapartmentsearch@yahoo.com.

PROFESSIONAL JAPANESE COUPLE looking for 1BR to share/sublet in Metro area through Sept./Oct. Max. $700/mo. Furnished room preferable. Please e-mail me at: u_shiho22@hotmail.com.

HI, THERE. I am a 28 year-old non-smoking female, who has recently finished my Master's degree in Environmental Policy. I'm moving from New Haven, Connecticut to DC to work at the EPA as a policy analyst in the Wetlands Division. Although I love spending time doing outdoor activities and my career has been in ecology and conservation, I have always pursued the arts in my spare time. I love everything from opera to bluegrass, sculpture to the Simpsons. I would like to live with people who also have eclectic interests, who are fun and relaxed and respect personal space. I have happily lived with roommates many times and am known to be pretty tidy and very responsible, with a healthy sense of humor. I am looking for an easy-going atmosphere, clear house responsibilities, and a relatively quiet and peaceful cohabitation situation. One important note is that I come with a sidekick, Tobey, a well-behaved, very friendly, fun indoor cat that is grey with a curly tail. I need a place starting Sept. 1 but could begin earlier or a bit later if more convenient for other roommates or for the lease. My preference is to live in a DC rowhouse, in a neighborhood close to a Metro stop. I know DC a little (I'm from Philly), but not all about the neighborhoods so I am open-minded. I would like to spend less than $800/mo. (preferably closer to $600/mo.) and have 2-3 roommates. You can contact me at kitihawkrf@yahoo.com. Cheers, Rachel.

COOL, FRIENDLY, RESPONSIBLE 25y.o. male grad student/professional, studying International Peace and Conflict Resolution, working for government, laid-back, non-smoker, from California, run, play soccer, Tai Chi, yoga. Seeking housing $500/mo. or under. 202/271-1742 or me3502a@american.edu.

TIDY, NS GRAD student working residency position downtown seeks short-mid-term (through 12/20) furnished housing near Metro, bus, or downtown. Up to $500/mo. incl. utils. Can barter maintenance/handyman skills.

NEEDED ASAP. QUIET professional w/M, 30's, seeking residence in single apartment, group apartment or house in DC for approximately $700/mo. Call Joe, 202/667-0520, aronstamn@earthlink.net.

2 PEOPLE LOOKING for 2BR on Capitol Hill beginning Oct. 1. Please contact Erin with details at ershiki220@msn.com.

47Y.O. BLACK MALE seeks room in DC. I am quiet and gay-friendly. Am willing to pay up to $550/mo., utils. incl. 202/302-5643.

M NS LOOKING for a room or apt. to share from 9/1/02 to 12/20/02 in DC area. Contact me at 202/232-0213 or pburuiana@hotmail.com.

2 20Y.O. GWU students seeking 2BR Georgetown/Foggy Bottom apt. Can move in early as 12/14, no later than 1/6/03. Up to $1600/mo. Please e-mail ccloud@muhlenberg.edu.

FOGGY BOTTOM/ DUPONT preferred. Non-smoking female professional seeks efficiency or 1BR, or share with 1 NSF by September. judarmik@yahoo.com or 202/258-9161.

22Y.O. CRIMINAL JUSTICE major looking for a roommate. M/F, 20-26y.o. to share apt. Arlington/Ballston/Clarendon. ASAP. If you have apt./are interested in looking together, 610/999-0960, TJB707@hotmail.com.

26Y.O. F LOOKING for room in Chevy Chase or Bethesda near Metro with cool, clean people. Move in Sept. 1-Oct. 31. E-mail jodygerbig@hotmail.com.

I AM LOOKING for 1BR or efficiency apartments in Alexandria, Arlington, NW DC w/parking for $800/mo. or less. Move in November. Call Dave, 202/483-0221.

LOOKING FOR A room in a house/apt. NW or Georgetown under $500/mo. ASAP. Starting date: 9/1. I'm a 25y.o. F, professional, MBA. Please e-mail lyu_ska@yahoo.com.

FEMALE NASA INTERN/ Catholic Univ. student looking for a 1-2BR basement or upper apt., or house or townhouse to rent. 301/434-0988 or julie.noonan2@verizon.net.

MUSICIAN HOUSE SHARE sought: jazz musician seeks music-friendly house where practicing of instruments, rehearsals, etc. is OK. Somewhere inside VA beltway. Steve, 703/425-8439.

SEEKING STUDIO OR 1BR in NW DC that allows a cat. $900/mo. maximum rent. Contact Jenn, 301/654-4678 or e-mail Touchbase200@hotmail.com.

DOG-FRIENDLY 1BR SOUGHT by couple and chocolate Labrador. Preferably in upper NW DC or Bethesda. E-mail apt4treedog@hotmail.com. Prefer NW DC or Arlington. E-mail burcu.hacibedel@keble.oxford.ac.uk.

SPF LOOKING FOR efficiency/1BR/room to rent in the NW or NoVA region. Very laid-back, but exceptionally clean. Travel occasionally. E-mail atieno@yorku.ca or call 202/213-1765.

NEED NOVA BASEMENT apartment or room in *good area for 1-2 months* at least. Non-smoker, no pets, responsible professional consultant F. Nafiy@aol.com, 301/765-0695.

PROFESSIONAL SINGLE, STRAIGHT male wants spacious room w/all amenities in clean, intellectual environment. Prefers Maryland suburbs or Arlington area. $500/mo.-$600/mo. Call 301/926-1270 or e-mail reporterreader@homtail.com.

IMMEDIATE GEORGETOWN/ BURLEITH/ Foxhall housing. 1BR/studio, preferably full/partly furnished, utils. incl. Full kitchen, BA w/tub, AC, W/D, till mid-May 2003. 718/798-9309 or exploradora123@hotmail.com.

NS F PROFESSIONAL needs room, NW DC, walk to Metro, don't drive. Have to give one month's notice where I am living. tinoruka@yahoo.com.

22Y.O. NSPF SEEKS room in Bethesda/Chevy Chase near Metro. Needed 9/1. $800/mo. max. Friendly, laid-back, responsible. ISO 20s roommate, F preferred. E-mail kckent@tamu.edu.

SEEKING SUBLET 9/1-10/1 (dates flexible) in general Dupont area for woman with 2 cats. Contact me at splatt@zipple.zzn.com.

A COOL, EASY to live with, open minded 20y.o. seeks group house/apt. to share in Bethesda/Rockville/Silver Spring. $350-$400/mo. If can help, e-mail at osamabobaba@hotmail.com.

QUIET COUPLE ISO 1BR housing September-December. In Alexandria, Arlington, DC. Close to Metro, preferably, or convenient bus route nearby. Max $900/mo. excluding utilities. elph7@hotmail.com, 703/960-3124.

NEED HOUSING NEAR Georgetown campus. Call me at 703/404-4244 or e-mail at babascutie@aol.com.

FOREIGN SERVICE INSTITUTE intern from Europe looking for a room in a furnished, well-located, inexpensive group apartment in DC starting Oct. 1st. rstarlight@tycos.fr.

SHORT-TERM EFFICIENCY/ 1BR furnished apartment needed 9/1-10/31 in DC. Call 1-888-380-1737, leave message.

EXPLORE YOUR OPTIONS. Consult these Housing Wanted ads online at www.washingtoncitypaper.com.

Housing for Rent

EARLY DEADLINE NOTICE: Due to the Labor Day holiday, Classified deadlines for the September 6th, 2002 issue will be changed. Non-commercial free ads are due Thursday, August 29th 5pm. Commercial paid ads are due Friday, August 30th, 5pm. Ads received after these deadlines will be held for the September 13th issue. Classified offices will be closed on Labor Day, Monday, September 2nd.

CONDO FOR RENT at The Gables, Bethesda. 2 bedrooms, 2 baths, 2 stories, fireplace, balcony, pool, club. 301/906-7111, mglagola@lpc.com.

GEORGETOWN. SMALL 1BR *English basement,* private entrance, AC, W/D, full kitchen. No smoking/pets. 1 person, security deposit, 1 year lease. $1000/mo. Available now. 202/965-1013.

LOGAN CIRCLE: OLD World charm, 5BR, 2BA, charming Victorian TH, CAC, W/D, roof deck. Available Sept. 1. $2500/mo. 202/333-6475.

1BR APT. ALEX. Walk to Metro. DW, garbage disposal, microwave, ceiling fans, minibilnds, AC, free reserved and assigned parking, security access. Laundry on premises. Tennis courts/city park and YMCA indoor pool and exercise facility next door. Quiet, charming. Walk to grocery, restaurants, shops. Minutes to Old Town Alexandria, Arlington, DC. $895/mo. + utils. No pets. 703/549-5982. Petersonpat8@cs.com.

COLUMBIA HEIGHTS: SPACIOUS, sunny 3BR TH. Lovely wood floors, basement, W/D, rear yard. No pets. Avail. Sept. 1. $1800/mo. + utils. Habitat, 202/232-3973.

DUPONT (WILLIARD ST). Bright sunny 1BR, CAC, W/D, DW, HWF, FP, 4th floor w/elevator, 650sq.ft. Available immediately. Contact Harry, 202/277-8430, $1350/mo. + utils. Show by appt. evenings.

CARDOZO METRO/ U St. Corridor. Spacious efficiencies from $795/mo., Jr. 1BRs from $1000/mo. and 1BRs from $1095/mo. Walk to U St. Corridor, Howard U & Adams Morgan. 3 blocks to U St./Cardozo Metro. All utils. incl. (except gas). HWF, CATV avail. Please call Castle Manor/Highview Apts, 2505 13th St. NW, 202/265-4446. Bernstein Mgt. Corp. EHO.

fitness center, pool, billiards, fully equipped kitchens, controlled access, [illegible] garage parking. 703/671-2646. Call about our one and two bedroom specials. Immediate availability.

REAT PLACES to live! Spacious apartments. Fantastic locations. Walk to Metro and Downtown. Efficiencies and one bedrooms available: 1921 Kalorama Road NW, 1604 Q St. NW, 1722 19th St. NW, 1631 S St. NW, 401-409 E St. SE, and 1329-37 Ft. Stevens Drive NW. Efficiencies ranging from $848/mo.-$1395/mo., 1BRs from $895/mo.-$1250/mo. Visit us today at our leasing office for details about any of our six communities. 1921 Kalorama Road NW, Suite T-9, 202/299-0622. Monday-Friday 9-6pm, Saturday 10-6pm.

CAPITOL HILL STUDIO. Fully furnished. Best location, only 1/2 block west of Eastern Market Metro. Available 9/1, $950/mo. for 1 year lease. [illegible] go to www.striebich.com for more info.

ROCKVILLE. AVAILABLE NOW! Spacious 2BR & 3BR TH's $1695/mo.+. W/FP & attached garage. Spectrum Apt. Search, 301/656-3733.

VIENNA. ROLL OUT of bed, fall into the Metro. 1month free, gym, pool, 1BR, 2BR, 3BR. Spectrum Apt. Search, 703/204-0300.

EFFICIENCIES & ONE bedroom apartments for rent in convenient 16th location. Beautiful vintage building in NW with rents ranging from $700-$1100/month, utilities included. Walking distance to Green Line Metro, onsite laundry facilities, garage parking available, 24 hour front desk/controlled access, hardwood floors or carpeting. Park Hill Apartments 202/332-1300, ParkHill@Lenkin.com. 1610 Park Road NW.

MT. PLEASANT. 1BR basement apt. for rent. Lots of light. Separate entrance. Garden. No pets. NS. $850/mo. includes utils. 202/667-8846.

DOWNTOWN. RENOVATED 1BR, CAC, lots of closet space, W/W carpet, new appliances! Parking available. $795/mo. 66 New York Ave. NW. EJF Real Estate, 202/537-1805, www.ejfrealestate.com.

SUITLAND. LUX. LIVING at affordable prices! Beautiful, large renovated 2BRs. Eat-in kitchen, walk-in closet, DW, mini-market, dry cleaner. $845/mo. Spectrum Apt. Search, 703/370-3733.

DUPONT. CORCORAN ST. Townhouse duplex, 2000 sq.ft., great gracious space for 2 adults. $2800/mo. + utils. Appt. only. 202/234-1411.

ENGLISH BASEMENT. CHEVY Chase/D.C. Walk to Rock Creek Park. 5 windows, new kitchen + bath, AC, W/D, private entrance. $800/mo. includes cable TV + utils. Call 202/363-4891.

ROSSLYN. PENTHOUSE, 1BR, fully furnished by a designer, all utilities, million dollar view of river and Monuments, pool, jacuzzi, health club included, garage parking included, $1450/mo. 703/629-6847.

APARTMENT, SUBLET AND Roommate Service! Sublets/rooms needed! Browse free, list! 1, 2, 3BRs, in all US cities! www.sublet.com, 1-877-FOR-RENT.

NEAR LOGAN CIRCLE. New York City style loft apartments. 1225 13th Street. All new, urban, & easy living. Luxury studios, 1BRs, 1BR lofts, & 2BRs from low 1000's/mo. to 2000's/mo. Brand new apts, ceramic kitchen & bath, W/D, premium appliances, controlled access, inc. controlled AC/heat, cat friendly. First availability starting early October. Call 202/289-4343 or visit www.1225lofts.com.

WALK TO KING St. Metro in Alexandria, VA! Two 2BR, 2BA condos, $1800/mo. In luxury high-rise. Each unit includes garage space and storage unit. Amenities include: 2 gyms, pool, tennis, putting green, 24hr. security, and more. Visit www.brendastone.com for information or Brenda Stone, Coldwell Banker, 703/615-4862.

ADAMS MORGAN, LARGE 2BR/1.5BA TH, HWF, LR/DR, W/D, CAC, FP, skylights, lots of closets, garage parking. $1700/mo. 301/654-6743.

DUPONT CIRCLE/ ADAMS Morgan. Beautiful historic building with spacious efficiencies avail. from $1000/mo. and 1BRs from $1360/mo. Apartments available which include utilities. Only 3 blocks to restaurants, Metro & Adams Morgan. Connecticut Gardens Apt. 202/232-4444. Bernstein Mgmt. Corp. EHO.

MT. PLEASANT. BEAUTIFUL, spacious house for rent. With small garden, courtyard, HWF, porch, FP, laundry, and parking. Avail. 9/1. $3100/mo. + utils. 202/483-1413.

OLD TOWN ALEXANDRIA apartment, directly across from King Street Metro/VRE, 2BR, 1BA, CAC, W/D, DW, off-street parking, storage, $1295/mo. Call 202/544-2724. Cats OK.

UPPER NW/ BRIGHTON/ 25 Kennedy St. Efficiency, $495/mo. 1BR $595/mo. Free utils. Laundry room, no pets, a great price for this convenient location. Call 202/882-8607 or 202/457-1230.

LEDROIT PARK. 527 Florida Ave. New 2BR apt. 2BA, cozy, ceramic tile, W/D, CAC,1blk. to Metro. Off-street parking. $1195/mo. + utils. Showing Sat. 10am-12noon. 703/625-5032.

CAPITOL HILL. AWESOME 2BR/1.5BA rowhouse with all the amenities: CAC, W/D, skylights, FP, hardwoods, [illegible] appliances, security system, fenced garden. Available September. Call for appointment, 202/437-6054.

immed. 4025 13th Street, NW. 02/332-5575.

...t and Mass. Ave. SE. Lovely ...ith W/D, HWF, CAC, off-street FP. $1600/mo.+. Avail. 12/1.

...BA apartment available ASAP ...long lease. 1050sq.ft. Spa- ...garage, W/D. Next to White ...h Bethesda! 301/792-0037.

...5 CALIF. 2BR/1.5BA, 2-level, kitchen, W/D, W/W carp. ...B Prop. Mgmt., 202/462-2238.

...IONS. 1BR and 2BR apart- ...robus at front door, W/W car- ...and appliances, huge closets, ...stem. 1336 Missouri Ave. NW, ...0011. Open house 8/31 11am- ...ion with this ad. 202/829-3620.

NEWLY decorated efficiency ...hen, FP and patio. Close to ...and Lincoln Park. $660/mo. Nov. 16 and Sun. Nov. 17, 12- ...y Ave. SE. Call 202/544-6800,

...EASTERN Market, 403 10th ...r/all the amenities. CAC, DW, ...t tub. Terrific location 2 blocks ...: and Metro; Pets considered. ...202/547-3194.

...IGHTS, SUNNY studio w/bal- ...tchen. Small pets ok. Parking ...mo. including utils. and cable. ...et. 202/966-1444.

...TED ENGLISH basement with ... study alcove, DW, W/D, patio, ...nsidered. Dupont/U St. Metro. ... 949/235-3505. ...aol.com/swannstapt4rent/myh ...tml.

...HOT! 2252 12th St. NW. Two ...ardozo Metro (13th & U Sts.). ...3BR, 2BA recently renovated ...Vmo. 301/292-0994.

...ERS. THE Best of Ballston! ...ig, fine dining, nightlife and ...center, Click Cafe, fitness cen- ...pool. Free garage parking and ...luded. 1 bedrooms from ...ooms from $1909/mo. Save up ...nth rent free! Lincoln Towers. ... St., Arlington, VA. 703/243- ...nTowersApt.com. See consul- ...4O.

...N. CRYSTAL City. Extraordi- ...with billiards room, sparkling ...nd state-of-the-art fitness cen- ...ity Metro. Apartments include ...ins with premium appliances ...conies. Gas & electric included. ...One bedroom 1 bath from ... bedrooms from $1755/mo. ... 2 bath from $1755/mo. ...rd Street, South, Arlington, VA. ...hananApt.com. EHO.

...AN/ 1613 Harvard St. The ...ents. Spacious & sunn... 2BR ...ardwood floors, high ceilings, ...et, separate dining, balcony, ..., unique ambiance, on ... bus ...Metro. Call 202/462-9200 or visit ...t/direct/embassy. EHO.

...1320 C Street SE. Restored ...t building with one 1BR apart- ...mediately, new kitchens with ...dishwashers and microwaves, ...oors, cozy backyard, $825/mo. ...Anderson & Summers, LLC,

...NEAR Results Gym, Metro and ...uper 1BR, W/D, FP, patio, HWF, ...ht. Available December 1. ... utils. 202/547-6522, ...om.

...UNION Station. 1BR/1BA base- ...y renovated, FP, tile floors, ... CAC, W/D, yard, parking. ... 201/954-0862 ... or ...laccenture.com.

...ACE and location! Lovely 4BR ...W/D, large closets, fitness cen- ...Metro, rest., shops. $1650/mo. ...arch, 703/204-0300.

...W GWU. Furnished luxury 1BR ...cale doorman building. Near ...ping. $1650/mo. Call 917/620-

...RFECTLY LOCATED at the ...BRs, $850-$1700/mo. Spectrum ...70-3733.

...14 MASS Avenue. 3BR/2BA ...om, garage, W/D, full kitchen, ...o. + utils. CB Prop. Mgmt.,

...AVE./ MASSACHUSETTS ...ith a view! Full kitchen. Large ...parking. 24-hour desk, pool, ...tilities, all included. $1000/mo.

202/462-4001.

PETWORTH, CRITTENDEN ST. rowhouse. 3BR/1BA, full basement, large yard, ...ng spaces. W/D, 1blk to bus and 12min. w... ...et- worth Metro. $1825/mo. 202/607-5486.

SILVER SPRING, MD. 26 & 27y.o. females ISO similar to share 2BR house. $650/mo. utils. incl. Lots of great amenities. Call for info., 301/325-7558.

SOUTH ARLINGTON. 2BR, 1BA apartments, large rooms in 6-unit building and quiet neighborhood, $1100/mo. to $1200/mo. No pets! 703/926-6942, REMAX.

CAPITOL HILL. 1300 block G Street NE. Totally renovated! 1BR English basement apt. CAC, W/D, DW, all new. $1000/mo. + electric. Call Gerry, 609/587-9087. Available immediately.

CATHOLIC UNIVERSITY/ BROOKLAND. Spacious, quiet 2BR apts., fenced yard, HWF, from $1050/mo. Walk to Red Line Metro, off/on parking, includes heat, hot water, cable. 202/635-8484.

TYSONS. THE MOST dramatic apt. you'll see! Beautiful new 2BR w/loft. W/D, FP, walk-in closets, open kitchen, gated community. 1 1/2 months free! Spectrum Apt. Search, 703/204-0300.

CAPITOL HILL. THE Stouffer, 228 10th St. NE. Stunning restoration of 13-unit apartment building. 1BR apartment available immediately, gourmet kitchen with maple cabinets, microwave, DW, CAC, wood floors, reserved parking available, on-site laundry. $1200/mo. + elec. & water. Anderson & Summers, LLC, 202/547-4060.

CHEVY CHASE/ WILLOUGHBY. Jr. 1BR/large efficiency. Outstanding location. Gym, pool, Friendship Heights Metro. Clydes, Chadwicks, Hechts, Mazza Gallerie. Many shops and restaurants. $995/mo. all utilities included. Reserved garage parking available. 202/966-6432, 202/775-7003 (office).

FOGGY BOTTOM. 1BR/1BA. 2401 H Street NW. 1 block from Metro. Parking included. $1600/mo. utilities included. 202/337-8543, 202/746-6320(cell), harrisonkendog@aol.com.

ARLINGTON, NORTH LEE highway & Glebe. 2BR/1BA duplex, W/D, near Metro & bus stop. $1300/mo. West Falls Church, near Metro 4BR/2BA SFH $2200/mo. 703/628-8934.

COLUMBIA HEIGHTS. LARGE 1BR apartment available. $875/mo. Also large efficiency at $700/mo. 2 blocks to Metro. Minutes to Adams Morgan. Renovated kitchens, ceiling fans & breakfast bar. On-site laundry room. Located at 1474 Columbia Rd. NW (corner of 15th & Columbia Rd.). Call 202/332-9119 to see apt. EHO.

16TH STREET HEIGHTS/ Carter Barron (4509 15th St. NW). Spacious basement apt. in good ...ion with W/D, new ... and all utils. incl. $800/mo. Long and Foster ... Knight Champion and Ron Sitrin.

SIX GREAT PLACES to live! Spacious apartments. Fantastic locations. Walk to Metro and Downtown. Efficiencies and one bedrooms available: 1921 Kalorama Road NW, 1604 Q St. NW, 1722 19th St. NW, 1631 S St. NW, 401-409 E St. SE, and 1329-37 Ft. Stevens Drive NW. Efficiencies ranging from $848/mo.-$1395/mo., 1BRs from $895/mo.-$1250/mo. Visit us today at our leasing office for details about any of our six communities. 1921 Kalorama Road NW, Suite T-9, 202/299-0622. Monday-Friday 9-6pm, Saturday 10-5pm.

ARLINGTON/ ROSSLYN 1BR apt. for rent ...Great area, near Metro, pets allowed, hardwood ... heat/hot water included. $1140/mo. No security ... 617/501-7273, eve, 703/527-7867.

DUPONT CIRCLE. STUNNING renovation just finished on this 3-story beauty. Two blocks from Dupont Circle on quiet tree-lined street. 1763 Church St. Over 3000sq.ft. with 4BR/4BA. Exposed wood on 10ft. ceiling in living and dining rooms. Large eat-in kitchen with maple cabinets, granite, double ovens, top of the line stainless appliances. From marble vestibule to rooftop deck to its incredible location, this house has it all. 4 spacious BRs, 4 designer BAs with granite and marble, 3 fireplaces, hardwood floors, W/D, security system, 2 zone heating/cooling. Parking available. $4700/mo. tmchac@aol.com, 301/854-6152.

3674 PARK PLACE NW. Beautiful 1BR English basement apartment in a great neighborhood, brand new, upgraded carpet, spacious, full-size W/D, recessed lighting, HVAC, all utilities included, ready for your touches. $1000/mo. Esquire Property Management, 703/887-2892.

LOGAN/ SHAW. 1BR, Victorian building, FP, W/D, DW, Metro 5 blocks, Bus O, $735/mo.+. 703/768-0327.

WALK AROUND NAKED! Find your own place to rent and only the walls will be watching. Search these Housing to Rent listings at www.washingtoncitypaper.com.

CHEVY CHASE CIRCLE: large English basement room in private home. Separate entrance, bath, kitchenette. Car required. No smoking/pets. $800/mo. incl. utils./cable. 202/686-8872.







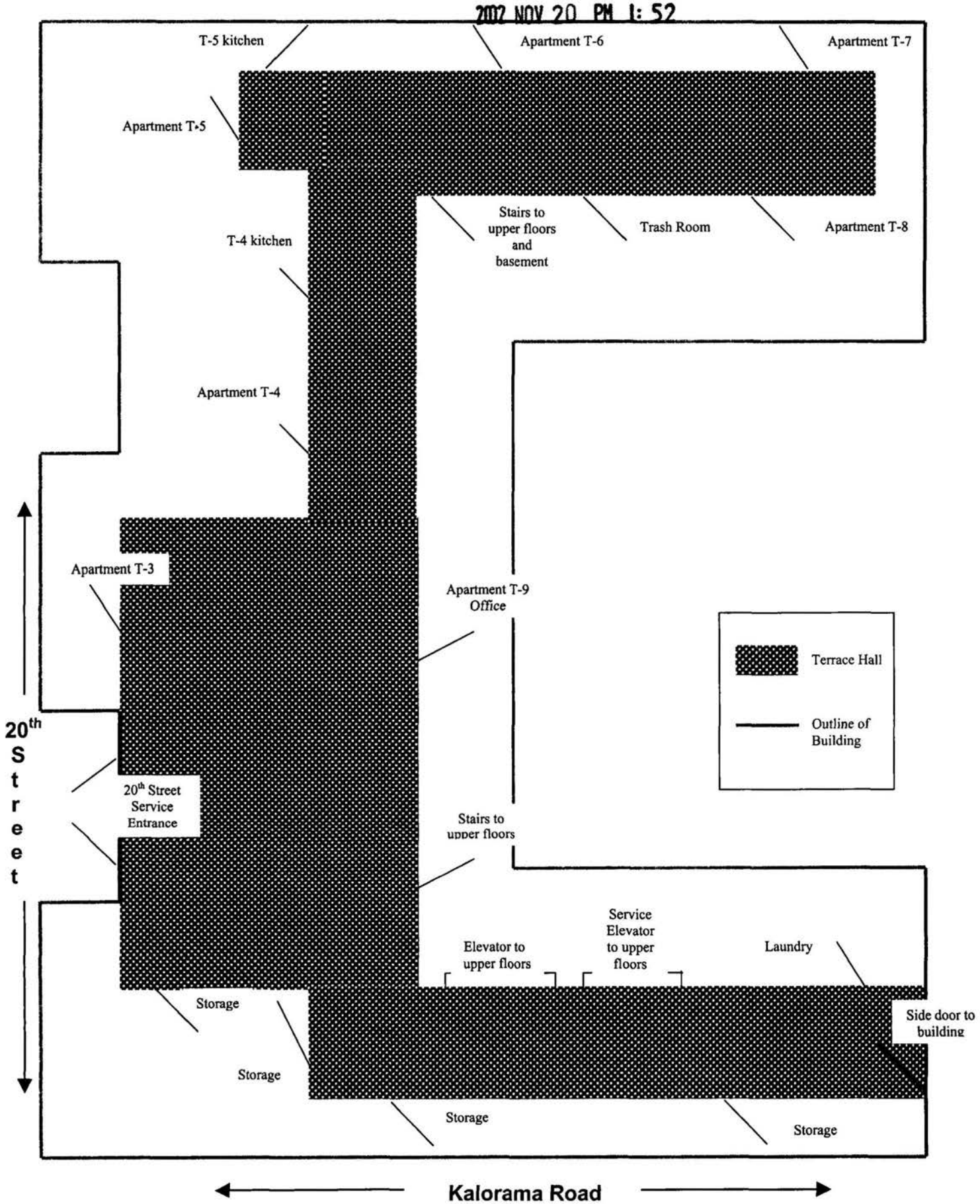




Case #16951

Hallways on Terrace Level
(not to scale)

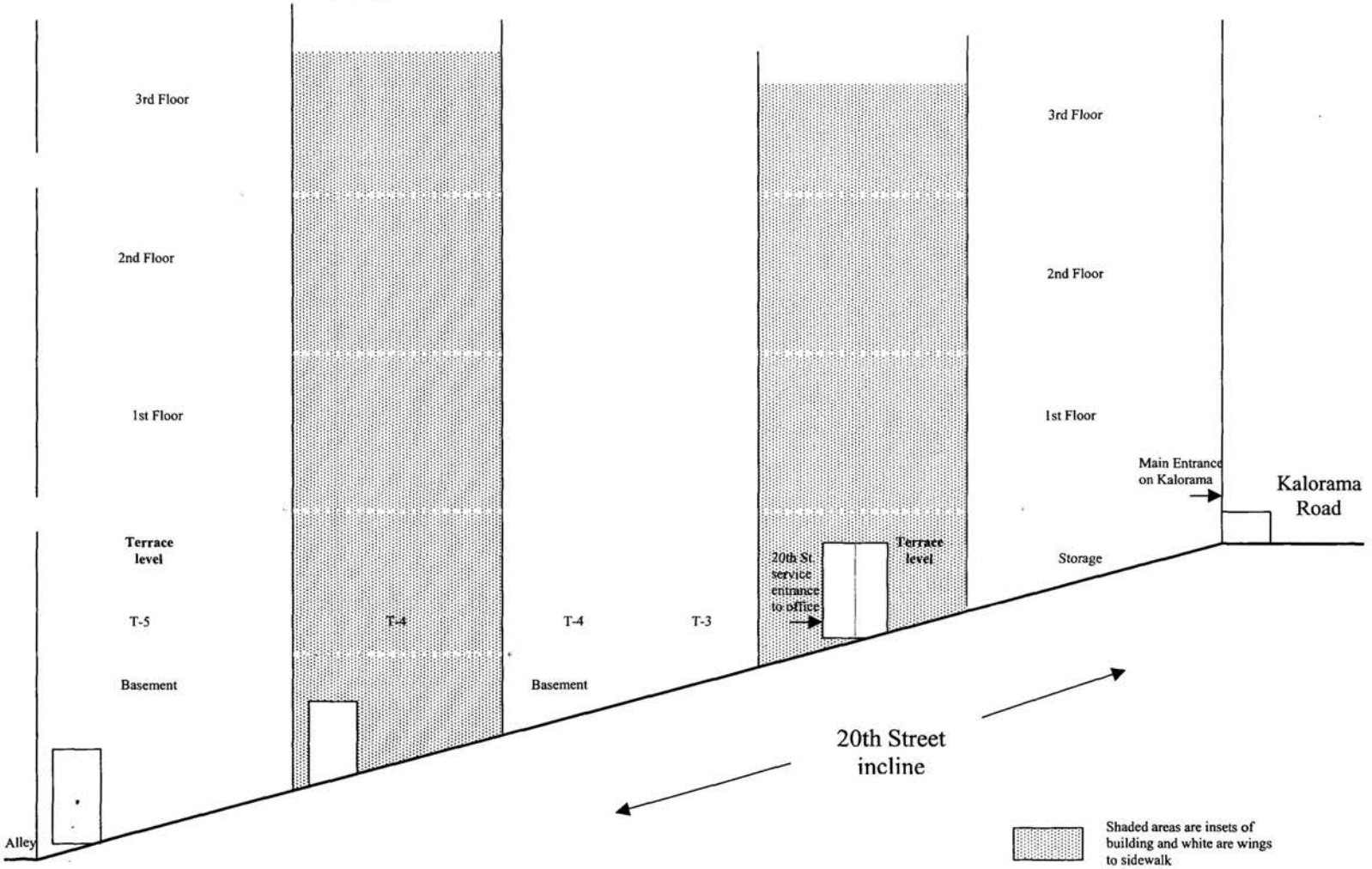
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Case # 16951

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Schematic of 20th Street Elevation
(not to scale)



Case # 16951

JIM GRAHAM

COUNCILMEMBER, WARD ONE
COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20004

WASHINGTON DC
THE AMERICAN EXPERIENCE

1350 Pennsylvania Avenue, N.W.,
Suite 406
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Chair,
Human Rights, Latino Affairs &
Property Management Subcommittee

1st Vice Chair,
Board of Directors, WMATA/Metro

November 7, 2002

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Mr. Geoffrey H. Griffis, Chairman
Board of Zoning Adjustment
Room 210
441 4th Street, NW
Washington, DC 20001

Re: BZA Case 16951

Dear Chairman Griffis:

I am writing to oppose the application of Southwest Properties, Inc. pursuant to 11 DCMR § 3103.2 for a variance from the use provisions under section 350 to allow the establishment of a consolidated management office for related residential properties in the R-5-B District at premises 1921 Kalorama Road NW.

It appears that there is no "extraordinary or exceptional situation or condition" with respect to this specific property, and no "peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner," and thus fails to meet the threshold legal standard for a variance established in 11 DCMR 3103.2. Furthermore, I have been contacted by residents of the building who oppose the variance based upon concerns about security and disruption resulting from establishing a consolidated management office in the building. The residents believe such establishment would impose "substantial detriment to the public good" and would "substantially impair the intent, purpose, and integrity of the zone plan" in this R-5-B District. It is additionally disconcerting that the applicant has apparently been operating such an office illegally in this location for more than one year.

Overall, I believe that this variance would have a negative impact on these residents and therefore the neighborhood. I therefore oppose the variance request.

Sincerely,

Jim Graham

cc: Fred Sellers
JG/db

Case #16951

Advisory Neighborhood Commission 1C

P.O. Box 21652, Washington, DC 20009
202-332-2630 • www.anc1c.org

Commissioners:

Alan Roth
1C-01

Mark Wright
1C-02

Andrew Miscuk
1C-03

John Bailey
1C-04

Jobi Jovanka
1C-05

Eleanor Johnson
1C-06

Josh Gibson
1C-07

Dan Brody
1C-08

Pete Klempay
1C-09

November 1, 2002

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DC Office of Zoning
Board of Zoning Adjustment
441 4th Street, NW
Suite 210 South
Washington, DC 20001

RE: BZA Case #16951 Application of Southwest Properties, Inc.

(a) Report of ANC 1C in re: BZA Case #16951 Application of Southwest Properties, Inc., pursuant to 11 DCMR § 3103.2, for a variance from the use provisions under section 350, to allow the establishment of a consolidated management office for related residential properties in the R-5-B District at premises 1921 Kalorama Road, NW (Square 2539, Lot 300) (BZA Public Hearing scheduled for November 26, 2002)

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2002 NOV 20 PM 1:52

(b) A public meeting of ANC 1C was held Monday, October 21, 2002, during which the above referenced matter was considered.

(c) Proper notice of said meeting was duly given.

(d) With eight of its nine commissioners present, the minimum of five ANC 1C commissioners comprising a quorum was met.

(e-1) This ANC ascertained no "extraordinary or exceptional situation or condition" with respect to this specific property, and no "peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner," and thus concluded that the application fails to meet the threshold legal standard for a variance established in 11 DCMR 3103.2; (e-2) further, in an open forum discussion of this matter, during which representatives from applicant and from tenants of 1921 Kalorama Road NW made presentations and responded to commissioners' questions, a tenants' representative presented ANC 1C with signatures of 27 tenants (nearly half the units in the building) requesting that ANC 1C oppose the granting of a variance based on concerns about security and disruption resulting from establishment of a consolidated management office in this building to service this and

(continued next page)

five other buildings, leading the ANC to conclude that the variance relief would impose "substantial detriment to the public good" and would "substantially impair the intent, purpose, and integrity of the zone plan" in this R-5-B District, contrary to the requirements of 11 DCMR 3103.2; (e-3) further, in addition to sharing tenants' concerns about security and disruption to residents, the ANC is concerned that the applicant has apparently been operating such an office illegally at this location for some period of time.

(f) ANC 1C recommends the BZA deny this application.

(g) ANC 1C voted 8-0 (unanimously) in opposition to the granting of a variance to the applicant and to request that the BZA deny this application.

(h) This report may be presented to the BZA by Commissioner Andrew Miscuk, Commissioner Mark Wright, and/or Commissioner Alan Roth.

SIGNED:

Andrew Miscuk, Chair
(202-234-4478)

Mark Wright, Vice Chair
(202-797-9066)