March 21, 2003

D.C. OFFICE OF ZONING
2003 MAR 28 PM 1:10

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

Re: BZA Case No. 17004, Application of Penny Platt

Dear Board of Zoning Adjustment:

We are submitting this letter in BZA Case No. 17004, the application of Penny Platt for a special variance under 11 DCMR § 3103.2 to change the use of the property at 244 12th Street SE, which is in the R-4 zoning district, from a 2-unit rowhouse to a 3-unit apartment building. We request that this letter be entered as an exhibit in the case.

We are the owners of the three rowhouses next to Ms. Platt's property, 242, 240, and 238 12th Street SE. We have all filed for party status in this proceeding. We are writing to explain the reasons why we, along with many of our neighbors, strongly oppose this variance application.

First, the property does not meet the statutory and regulatory standard for a variance. Under 11 DCMR § 3103.2, a variance is appropriate only when, because of a property's "exceptional narrowness, shallowness, or shape" or other "extraordinary or exceptional situation or condition," strict application of the zoning code would result in "peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property."

There is nothing extraordinary or exceptional about 244 12th Street SE that would make it

BZA
Case No. 17004
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO. 17004
EXHIBIT NO. 28

appropriate to grant a variance. There is no difference between 244 12th Street SE and any of the adjoining rowhouses that would impose an unusual hardship to the owner if she is required to use the property as a 2-unit rowhouse — the use for which the property was built, for which it is currently zoned, and for which all four of the adjacent, virtually identical properties are being used — rather than as a 3-unit apartment building.

The property is one of five adjoining rowhouses that were built under a single 1905 building permit. See BZA Exh. 11. All five houses are the same length and width. See BZA Exh. 11. With the exception of minor variations due to bay windows on the end house and small interior light wells on some of the interior houses, all five houses have essentially the same square footage. Compare BZA Exh. 2 (survey of 244 12th Street SE), with Attachment 1 (survey of 240 12th Street SE).[1] All five houses were designed and built as two-unit houses and, with the sole exception of Ms. Platt's house, continue to be used as two-unit houses nearly 100 years later. The only exception is 244 12th Street SE, and that is only because Ms. Platt has illegally subdivided, reconfigured, and remodeled the property to create a third apartment in blatant violation of D.C. law. If Ms. Platt's house is sufficiently "extraordinary" to be used as a 3-unit

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[1] In her "Detailed Statement explaining How The Application Meets The Specific Test Identified In The Zoning Regulations For Use Variance," BZA Exh. 3 and 4, Ms. Platt makes several inconsistent claims about the square footage of the property. At page 2, she states that the house is 3,645 square feet. At page 4, she claims that it is 3,900 square feet. She provides no support for either claim, and the survey that she has submitted as BZA Exhibit 2 does not show the depth of the building. If that survey is drawn to scale, it appears that the square footage is 3,503.

apartment building, then so are the four immediately neighboring properties — and, indeed, virtually any large house on Capitol Hill.

Second, granting the requested variance would violate 11 DCMR § 2003.3 because it would have harmful effects on parking, noise, trash, and general appearance of the property. The property is located in a relatively dense residential area that already has significant parking problems. It is common for there to be a half-dozen cars illegally parked at the corner of 12th & C Streets SE with numerous other cars parked illegally on nearby streets and blocks, as pictures taken on a recent morning show. See Attachment 2. Ms. Platt's illegal conversion of the property from an owners' unit and apartment into three, 2-bedroom apartments has significantly worsened, and will continue to worsen, these parking problems.

Using this building as a 3-unit apartment has also worsened and will continue to worsen ongoing problems with trash, weeds, and poor maintenance on and around this property. Ms. Platt consistently refuses to shovel snow on the sidewalks adjoining the house, cut grass and weeds in the treeboxes around their house, or remove trash from the property, sidewalk, and adjacent treeboxes. Neighbors have complained on numerous occasions over the past several years to Ms. Platt, her husband, and the Platt's handyman, Roger Cook. Both Ms. Platt and her husband have stated that they have no obligation to maintain the property and adjacent treebox areas, and that it is the obligation of the city or unhappy neighbors to cut grass and weeds, shovel snow, and pick up trash. Their handyman has told complaining neighbors that he cannot do any

work without the Platt's permission. On one occasion, a trash can left in front of the building for weeks was fire-bombed by vandals, and the smoldering, melted ruins were left to sit for several more weeks until the Platts finally removed it — and even then, only because neighbors called to complain. Permitting a third unit will only worsen these problems, by increasing the amount of trash and giving tenants even less of a sense of community and civic responsibility.

Third, Advisory Neighborhood Commission 6B voted against the application, after hearing testimony from seven different witnesses opposed to Ms. Platt's application and receiving written opposition from two more, all nine of whom live within ½ block of the property. The ANC's recommendation must be given "great weight," 11 DCMR 3115.2, and as a reflection of the judgment of the community of residents most directly affected by the variance application, should be followed.[2]

Fourth, and finally, Ms. Platt should not be rewarded for her illegal conduct relating to the use and alteration of this property. Ms. Platt's own exhibits show that she began renting out an illegal third unit more than a year ago. BZA Exh. 12, 13 (leases and subleases for property). Ms. Platt was able to do this because she illegally excavated her front yard to dig an entranceway to the basement and then demolished part of the brick wall to build a door into the basement,

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[2] Ms. Platt suggests in her written submission that the D.C. Office of Planning's Historic Preservation Office supports her variance application. BZA Exh. 3, 4. That office has provided a written statement clarifying that they do not support the application, and in fact take no position on it. See Attachment 3.

without first obtaining any permits from the city — conduct for which she was cited for illegal construction by Inspector Toni Cherry, who issued a stop work order in December 2001.[3] Ms. Platt then rented out the third unit despite the fact that the property's use as an apartment building violates the zoning code. She was ultimately cited by the DCRA for renting a third unit in violation of the certificate of occupancy, which is the reason that she is before the BZA seeking a variance.

Despite these pending proceedings and the fact Ms. Platt has been cited for illegal use of the property, she has continued to publicly advertise a third unit after the tenant in the upstairs unit, Nancy Heisel, moved out in March 2003. See Attachment 5. Ms. Platt is not telling prospective tenants that the apartment is being rented in violation of the zoning codes and is the subject of ongoing litigation and, after a neighbor encountered several prospective tenants on the sidewalk outside the property and told them of these ongoing proceedings, she was threatened with a lawsuit for slander by Ms. Platt's son-in-law, attorney Joel N. Simon, Esq. At the same time that Ms. Platt is seeking a variance from the BZA, she is also seeking to modify the

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[3] This does not appear to be the first time that Ms. Platt has done illegal construction on the property. In a letter circulated to neighboring property owners, Ms. Platt's daughter, Joan Platt Simon, asserted that her family is "constantly improving the property" by both "remodeling interior spaces" and installing a wrought iron fence around the property. See Attachment 4. At hearings before the ANC and the Capitol Hill Restoration Society, Ms. Simon testified that internal remodeling had been done, including the removal of an internal staircase and installation of a third kitchen. With the sole exception of the kitchen, it appears that no permits were ever sought of obtained for this work, although it appears to be the type for which permits are required in a historic district.

certificate of occupancy for the two legal units so that one "unit" would consist of the top floor and the basement of the building, notwithstanding that the each floor of this "unit" has its own entranceway and kitchen and that the floors of this "unit" are separated by an apartment on the ground floor. The modification that Ms. Platt seeks would make it that much easier to circumvent the zoning restrictions by fictitiously renting the "unit" to a family member — in this case, her son-in-law, Mr. Simon — who then subleases the two different floors as two different units to two different sets of tenants. In fact, Ms. Platt's daughter, Joan Platt Simon, testified before ANC 6B that the family is litigating before the DCRA Office of Adjudication about whether Ms. Platt and her son-in-law, Mr. Simon, can engage in this subleasing fiction to turn 244 12th Street SE into a three-unit apartment building, notwithstanding the zoning restrictions that would prohibit such use. See BZA Exh. 12, 13.

In short, Ms. Platt has demonstrated that she has no intention of following D.C. building, zoning, and housing laws, and that she will take advantage of any and every opportunity to get around them. Under these circumstances, and given the history of illegal conduct relating to this property, we believe that not only should the variance application be denied, but that Ms. Platt should be required to restore the property to the condition it was in before she undertook the illegal renovations that were done for the purpose of creating a third unit — in short, by requiring her to remove the front entrance to the basement apartment, to repair the demolition done to the basement wall, and to remove one of the three kitchens in the property — so that she cannot

continue to rent out three illegal units.

We thank the BZA for its attention to our submission, and look forward to an opportunity to be heard at the upcoming hearing on the variance application.

Very truly yours,

Kalena Alston-Griffin and Alonzo Ellis
Owners of 242 12th Street SE

Sharon Swingle and Francisco Medina
Owners of 240 12th Street SE

Derrick Dodson and Chris Groshko
Owners of 238 12th Street SE

SITE PLAN ADDENDUM

010039

1

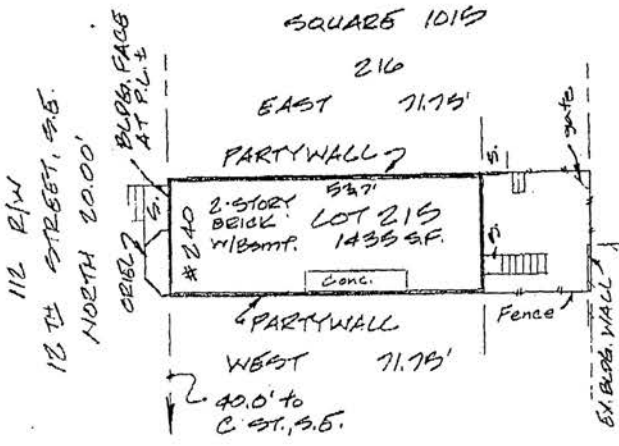
Borrower / Client SWINGLE & MEDINA
Property Address 240-240 1/2 12TH STREET SE
City WASHINGTON, DC County N/A State N/A Zip Code 20003
Lender PMC MORTAGE CORPORATION

NOTES:
1. This is NOT a Property Line[illegible]dary Survey and is NOT to be used for the erection of fence[illegible]ny other improvement; this Survey is for Title Purpo[illegible]NLY; Title Report was not furnished.
2. This survey was prepared in accordance with the building offsets and property line information from the Office of the Surveyor of the District of Columbia.
3. This property shown hereon is subject to easements and right-of-way(s) of record.
4. The location of any Fence or Fences shown hereon are Approximate ONLY; the Exact location of same has NOT been determined by this survey.
5. LEGEND: OH. = building overhang; D. = deck; S. = stoop; W. = walkway; P. = patio; AW = aerial wire(s); P.L. = property line; BW. = bay window; CHM. = chimney; WW. = window well; SW. = stairwell; G. = gas meter.

C-P No. 110001 0030 B
EFF. DATE: NOV. 15, 1985

Note! This property lies within Flood Zone C, an area of Minimal flooding, as established by the National Flood Insurance Program, (F.E.M.A.)





Reg'd
X Shawn Swingle
X

STATE OF MARYLAND
WALTER E. ECKHARDT
No. 551
REGISTERED PROPERTY LINE SURVEYOR

HOUSE LOCATION DRAWING

#240 12TH ST., S.E.
LOT 215, SQUARE 1015
Subdivision Book 20, Page 102
County Book —, Page —
Assessment & Taxation Plat No. —
District of Columbia

CERTIFICATION:

I certify, to the best of my knowledge and belief, that the existing visible improvements shown hereon have been established by accepted land surveying practices and that unless otherwise shown there are no visible encroachments.

Walter E. Eckhardt
Property Line Surveyor, Md. Reg. No. 551

MSI METROPOLITAN SURVEYS, INC.
11262 Georgia Ave. • Suite 102
Wheaton, MD 20902
(301) 929-8195
FAX: (301) 929-8197

Case: R99-10-053	File: 10-110-99	Ck.: —	Dm.: LS	Scale: 1" = 20'	Date: 10-26-99

Charles Products Number 11837

2



Standing in front of 244 12th SE facing West - 12th St SE - NW corner



Standing in front of 244 12th SE looking South - C St SE - NE & SE corners



C St SE - SE Corner



C St SE - NE corner (244 12th SE is red house)



C St SE — SE corner (Curb Cut blocked)



C St SE - NE corner (Curb Cut blocked)



C St SE – SW corner

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE
OFFICE OF PLANNING

March 10, 2003

To Whom It May Concern:

I am writing to clarify that the DC Historic Preservation Office takes no position on the variance being sought to convert the building at 244 12th Street, SE from a two-unit apartment building to a three-unit apartment building.

If you have any questions or concerns, please feel free to call me at 202-442-8845. Thank You.

Sincerely,

Emily Paulus

Emily Paulus
Architectural Historian
DC Historic Preservation Office

801 North Capitol Street, N.E., Suite 3000, Washington, D.C. 20002
202-442-8800, fax 202-442-7637 or 7638

7006 Longwood Drive
Bethesda, Maryland 20817
March 10, 2003

Dear Neighbors:

Re: Petition of Robert and Penny Platt, owners of 244 and 244A Twelfth Street S. E to grant a use variance to allow multiuse housing in an R4 zone.

There is going to be another meeting of ANC 6B tomorrow Tuesday March 11th 2003 at 7:00 p.m. at 921 Pennsylvania Avenue S.E. We are asking you to reconsider your disapproval and support our request for a use variance for the reasons as follows:

What was not made clear in the ANC meeting last week was that **our family is not asking for the right to increase the number of occupants of our building. We are only asking your consent for a reconfiguration of the space in the building.**

I have attached for your information a copy of the Certificate of Occupancy for the building. As you can see, the Certificate allows occupancy of the entire building--the first floor, the second floor and the basement. Currently the building is configured for two apartments. One Apartment has four bedrooms including the basement; the other has two bedrooms. As presently configured, we expect the building will be occupied by a total of six individuals. Two individuals, typically a couple, will occupy the existing two-bedroom apartment. Four individuals, typically a group of students or other single individuals, will occupy the four-bedroom apartment.

What we are petitioning for is the right to change the configuration of the existing six bedrooms to create three discrete two-bedroom apartments. If we are allowed to reconfigure the space to create three discrete apartments, we expect the building would still be occupied by six individuals, but instead of having one two bedroom apartment occupied by a couple and one four bedroom apartment occupied by a group of four single individuals our goal would be to rent each of the three two bedroom apartments to a couple or a single person. Six individuals would still occupy the building.

Creating three discrete apartments is beneficial to my family as the owner of the building. One of the principal benefits would be reduced tenant turnover because, in our experience, a group of single individuals who rent an apartment frequently disband at the end of the one-year lease for a variety of reasons. However, the existence of three discrete two-bedroom apartments will also benefit the neighborhood in at least two ways. Three sets of couples are likely to create less noise (e.g., fewer large parties) and to be more consistent with the character of the neighborhood as compared with a building that includes a four-bedroom apartment rented to a group of four single individuals. In addition, three couples each occupying two bedroom apartments will probably have fewer cars and create a reduced demand for street parking than a building containing one two bedroom apartment occupied by a couple and a four bedroom apartment occupied by four single individuals.

I am sorry I could not attend the earlier meeting. I had family obligations, which kept me out of town last week. Let me state that the issue for you to decide had nothing to do with whether or not we mow the lawn or the other unrelated issues which, I was told, took up so much of the evening.

My parents have owned this building since 1985 and never before has there been a complaint made. They are as interested as all of you in maintaining their property. We are constantly improving this property. In addition to remodeling interior spaces, this year the building was repainted and an unsightly chain link fence removed and replaced with a wrought iron fence in keeping with the neighborhood. I am sure you all agree the new fence enhances the property. This did require some re-grading of the property. The fill dirt was delivered and spread within a ten-day period during which time the public right of way was never obstructed.

This Spring, in response to your displeasure over our maintaining the public tree lawns facing our property, we intend to landscape the areas so that they will not require mowing. The fact that we do not ourselves occupy this building does not mean that we do not want to be good neighbors. And, we think our tenants are among America's best--Presidential scholars, Supreme Court clerks, and Congressional and City Council staffers. Over the years many of them have left 244 because they have bought homes in the surrounding blocks. As great as they are, it is rare for them to care about the trash or the appearance of garden as an owner might .We do have a maintenance foreman who does make periodic inspections of the property; however we are not there all the time. Therefore, we welcome input from you informing us of any issues you deem need to be addressed. My telephone numbers are 301- 469-8911 and 301 452-1859. We only ask that you do not hold us to a higher standard than that to which you hold yourselves,

Very truly yours,

Joan Platt Simon

Joan Platt Simon.

Attachment: Certificate of Occupancy

Form LII-P-601
(Rev. 2/82)

CERTIFICATE OF OCCUPANCY

No. B143522

Washington, D.C., October 9, 19 85

Permission is hereby granted to ROBERT PLATT

to use the bsmt, 1st & 2nd floor(s) of the building located on lot 113 Square 1015

known as premises 244 ~~2~~-244½ 12th St., N.E. for the following

purpose(s): Flat: one unit basement & first; one unit Second floors

Not sexually oriented.

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

ZONE R-4

FEE $ 27.00

Chief, Permit Branch

By

Permit Clerk

DEPARTMENT OF LICENSES, INVESTIGATIONS AND INSPECTIONS GOVT. OF DIST. OF COL.

LICENSE BRANCH COPY

Emergency Prep Made Easy 16 Tom Carson's Island of Lost Souls 35

WASHINGTON
CityPaper
WASHINGTON'S FREE WEEKLY VOL.23, NO.8 FEB. 28–MARCH 6, 2003

Same Old Song and Dance



Payola's not back—it never went away. What's more, every attempt to kill it has only made it stronger. 18

By Cliff Doerksen

ARLINGTON/ FAIRLINGTON. LARGE 2BR/2BA condo, fenced-in brick patio, W/D in unit, walk-in closets, secure building, beautiful community: 6 pools and 13 tennis courts, close to shops/restaurants. Available immediately. $1450/mo. 703/526-8644.

CAPITOL HILL CONDO: sunny 2BR/2BA, new SS kitchen, HWF, FP, W/D, walk to Union Station and Senate (520 E NE). $1875/mo. Open House Sunday 3/2, 1-4pm. 202/460-1117.

DUPONT/ ADAMS MORGAN. (1752 U St., NW). Beautifully renovated 2BR/2BA English basement apt. Marble floors, stainless steel kitchen appliances, W/D, CAC. Small private patio. Available immediately. $1850/mo. 202/745-2947.

CAPITOL HILL. 6MO. rental. Charming 2BR, turn of the century rowhouse. Entrance courtyard with brick patio, hardwood floors, two fireplaces. Updated kitchen. $1600/mo.+. 202/462-7212. WMS.

GEORGETOWN. MONTROSE PARK across street, $2200/mo.+ elec. CAC, pets ok, stained glass skylight, laundry room, lots of natural light, great neighborhood. 202/256-8881.

ARL. MARCH SPECIAL! Going fast! 2BR from $750/mo. Call now! 703/204-0300.

CAPITOL HILL. 651 Constitution. Exquisite, large 1BR + study (or 2BR). Historic 4-unit rowhouse, just renovated. HWF, DW, FP, exposed brick. $1500/mo. caphillapts@yahoo.com. 202/904-7282.

LOGAN CIRCLE CONDO, $1800/mo. PH, duplex, 2BR, 2BA, W/D, CAC, includes utilities and parking. Panoramic view of DC. Call 1-800-572-5318x8113 or visit www.dc-condo.com.

2BR EASTERN MARKET W/D, large yard, deck, on-street parking. Available February 1st. CAC/heat, new stove. Pets ok. $1400/mo. 202/494-3407, emmbob@aol.com.

COLUMBIA HEIGHTS. 2908 11th Street. 2BR, CAC, W/D, DW, HWF, near Green Line Metro & bus lines. $1200/mo. + utils. 202/737-8338.

CAP. HILL/ EASTERN Market. Beautiful light flooded townhouse on best block. 2BR w/separate dining room, living room, cathedral ceilings, exposed brick, back porch, garden, CAC, W/D, DW. Avail. March 1, 244 12th St. SE. $1700/mo.+. 301/229-4386.

LAUREL. ONLY ELECTRIC! 2BR starting $775/mo. + W/D incl. Relocation Central Apt. Search 301/656-3733.

CAPITOL HILL: MUST see! large 2BR/2BA TH, beautiful new renovation. HWF, W/D, gated parking. Avail. early March. $1800/mo. 1426 C St. NE. 202/397-4422.

CLEVELAND PARK. BEAUTIFULLY renovated 2BR/1.5BA unit. Gleaming/renovated gourmet kitchen. Fresh, updated BAs, built-in bookshelves, HWF, 9ft.+ ceilings. Two blocks to Metro. $2350/mo.+. 202/462-7212. WMS.

LEDROIT PARK (2314 1st St. NW). Large, nicely renovated 2BR English basement apt. CAC, nice kitchen with DW, W/D. $1100/mo. plus electric (pet friendly). Richard Oder, Long & Foster, 202/329-6900. richard.oder@longandfoster.com.

MT. PLEASANT, 1717 Lamont #D. Spacious 2BR/2BA w/beautiful details. $1975/mo. includes 1 parking space and all utilities except electric. Taylor Properties Limited. 202/362-6445x265. www.taylor-properties.com for photos.

NEW CONDO, PETS OK, Logan/Dupont. Luxury high floor 2BR/2BA. Hardwood granite, stainless steel, W/D, California closets. March 1 occupancy, preview this week. $2600/mo. Garage parking available. Visit website for details. www.silverbros.com or call 202/468-6687.

LEDROIT/ BLOOMINGDALE (62 S St., NW). This one is a must see! Beautiful, brand new 2BR English basement apt. with 8ft. ceilings, recessed lighting, upgraded carpet, exposed brick walls, CAC, W/D, DW, rear garden, and so much more. Close to Metro, quiet street, easy parking. $1400/mo. including utilities, non-smoker. Esquire Property Management, 703/687-2892.

DUPONT CIRCLE/ ADAMS Morgan. 1747 T Street. 2BR, AC, W/D, DW, HWF, separate dining area. $2200/mo. + utils. 202/737-8338.

CONNECTICUT AVE. FABULOUS sun-filled 1275sq.ft. 2BR apt. set in The Parker House, a grand "old world" building. Features include a solarium, hardwood floors, high ceilings, modern kitchen, and ample closet space. Dog-friendly building. $1950/mo. Michael Sullivan, Evers & Co. 202/686-7707, maulres@aol.com.

COLUMBIA HEIGHTS. 1234 Harvard. English basement, 2BR, drop dead gorgeous, CAC, W/D, no pets, full kitchen, $1100/mo. Available 3/1. CB Prop. Mgmt. 202/462-2238.

2 CAPITOL HILL apartments: 2BR/1BA, CAC, cable, FP, exposed brick, hardwood floors, stained glass, floor to ceiling windows in living/dining area, back deck, side deck, DW, closets galore, W/D, OSP. Great 2 unit near Lincoln Park. $1600/mo. + utils. Call Ed, 202/383-1171(w), 202/543-0648(h).

DUPONT CIRCLE, 16TH and R St., The Regent. Exquisite apartment homes. High ceilings, crown molding, marble, granite, stainless steel, FP hardwoods and much more. 24 hr. desk. 2BRs starting at $2575/mo. 202/299-9646. Sorry, no pets! Call Matt or Debbie.

ECKINGTON. NEWLY RENOVATED, beautiful 2BR! Brand new appliances, W/D, DW, CAC. Unit block Quincy Pl. $950/mo. Available immediately. 202/269-0811.

COLUMBIA HEIGHTS. LARGE, convenient, newly renovated 2BR/1BA, CAC, W/D, DW, brick FP. Walk to Metro, park, Adams Morgan, U Street. $1500/mo. + utils. Call 202/277-5324.

LOGAN/ 1525 12TH St. NW. One block east of Logan Circle and walking distance to Fresh Fields, downtown, 14th Street theatres and nightlife. 2BR apartment on the top floor of a 3-story walk up. Individual gas furnace and HWH and W/D in apt., including parking space. $1350/mo. + gas and electric. Small pets OK. Call Art, 202/483-5434.

LOGAN/ SHAW. NEWLY renov. 2BR, 1BA large English basement apt. Updated kitchen, new ceramic tile, carpet, lighting, refrig., DW, CAC, W/D, microwave, wood-burning FP, 1/2 block from Giant, 2 blocks from Green Line Metro. DirecTV (all HBOs & Showtimes) & water incl. $1600/mo. + elec. Avail. now. Call Ken, 202/518-0885.

BETHESDA. UNIQUE GARDEN-STYLE 2BR/2BA starting $1400/mo. w/lofted ceilings & fireplaces! Relocation Central Apt. Search 301/656-3733.

ADAMS MORGAN, KALORAMA Rd. Private street level entrance, 2BR/1BA, fireplace, laundry. New carpet, paint, light fixtures and DW, $1595/mo. + utils. No pets or smokers. 202/265-8705, please leave message.

SE 2BR. ENCLOSED back porch, laundry room on premises, easy access to Beltway and bus line. $700/mo. Available 3/1. 202/584-1480.

FABULOUS NEW PENTHOUSE loft condo for one year lease. 2BR plus complete office/den, 2FB w/jacuzzi, marble, granite, FP, top appliances, W/D, DSL, private roof top deck w/views of monument/capital, secure garage parking, 4 blocks from Metro, 1/2 block from Meridian Park on Florida Ave. Perfect for single executive or couple. No pets or children. $3500/mo. All utilities and basic phone included. Completely furnished or not. References, security deposit required. Available June 1, possibly May 1. Call owner at 202/462-2096 or laiegeldc@aol.com.

CLEVELAND PARK, SPECTACULAR view of Rock Creek Park. 2BR, 1BA, kit. with new appliances. Hardwood floors. 1blk. to Metro and shopping. $1800/mo.+. 202/462-7212. WMS.

DUPONT. LARGE 2BR basement apartment. Large front windows with southern exposure. 10 minute walk to Dupont Metro. W/D, DW, DirecTV included. FP. Pets OK. $1575/mo. + gas/electric. 202/423-7233.

LOGAN EAST/ HOWARD univ. Steps to Howard and the Metro, this is a classic Victorian with bay windows and high ceilings. Newly renovated with all new appliances, carpets and fixtures. CAC, and DW. Off-street parking. 2BR units, $1100/mo. to $1300/mo. 202/265-0773.

ROCKVILLE. ALL UTILITIES paid! 2BRs starting $1420/mo. w/quick walk to Metro. Relocation Central Apt. Search 301/656-3733.

ALEX. FASCINATING 2BR/2BA on special at $1000/mo. Call now for details! 703/204-0300.

DUPONT. 2BR IN the historic Cairo Building. Huge split-level, carpeted bedrooms, HWF, patio, CAC, W/D, DW, 24-hour front desk. Fabulous roof deck. $1950/mo. + electric. Call 202/256-3936. TBM, Inc.

BEAUTIFUL, SUNNY 2BR plus. New renovation near Capitol. Hardwood floors, W/D, office, new appliances, balcony w/view. $1400/mo. 148 R St. NE. 202/550-2118.

WATERFRONT. 700 7TH St. SW, #507. Bright 2BR, 1BA condo! Eat-in kitchen! New appliances! Balcony w/Cap. dome view! 1 garage parking space! Great building w/pool, sauna! Walk to 2 Metro stops, shopping, National Mall! $1495/mo. incl. utilities! 202/546-1444.

ADAMS MORGAN. BRIGHT, lovely 2BR/1BA, small condo building, hardwood floors, W/D, DW, open kitchen, CAC. Avail. immediately. $1895/mo. Call Nora, 202/462-4904 or e-mail gailmont@erols.com.

GEORGETOWN. ENGLISH BASEMENT by Wisc. Cozy 2-room. $1200/mo. plus utilities. 202/337-3800.

CLEVELAND PARK. LARGE 2BR (1BR + den) with beautiful view of Rock Creek Park. Premium location 1 block from Metro, stores, & restaurants. The Wilshire Park Building includes gym, front desk service, & sun deck. $1850/mo. includes all utilities. Available immediately. Must see! Call 202/415-9111.

4106 14TH ST. NW. $1100/mo. 2BR, 2 full BA apartment w/loft, alarm system, W/D, CAC. Partial utils. incl. 4blks. from Petworth/Georgia Ave. Metro. Five mins. from Walter Reed Army Medical area. Byron Perkins, 202/276-5594.

COMING SOON! CONVENIENCE and luxury! The Montgomery, 1229 12th St. NW. 2 bedroom apartment homes from $1950/mo. Large living areas, 2.5 bathrooms, HWFs, Victorian moldings, luxury appliances, W/D in all apt. homes, energy efficient, large closets. www.lindehomes.com. For more information call 202/299-9628. EHO. Frank Emmet Real Estate. Open Wed.-Sun., 1-5pm.

ADAMS MORGAN. GREAT renovation. 2BR 1BA English basement apartment, all new kitchen and bath, recessed lighting, exposed brick, W/D, close to bus/subway and Rock Creek Park! Utilities included! Available 4/1. $1550/mo. 1810 Newton Street, NW. Kevin 202/276-5262.

BETHESDA. PRIVATE CONDO! 2BR/2BA, price negot. Call MJ, Relocation Central Apt. Search 301/656-3733.

CLEVELAND PARK. 2BR plus den, house with HWF, FP, and garage. 3415 30th St. $2400/mo. 202/537-1805, www.ajfrealestate.com.

BETHESDA. PARKSIDE. 2BR/1BA. DW, AC, walk to Grosvenor Metro, pool, tennis, parking, no pets, debit card laundry, available now. Call Jeff at 202/251-4114 or jeffreylowery@hotmail.com.

DUPONT. 17TH & R. Large, sunny 2BR, 1BA in small, quiet building. Hardwood floors, most utils. included. $1650/mo. Avail. March 1st. 202/296-4988.

CAPITOL HILL: SUNNY 2BR/1BA first floor apartment, brand new renovation, HWF, W/D, security alarm $1500/mo. 1300 E St. NE. 202/903-8412.

CRYSTAL PLAZA. ELEVATOR ride to Crystal City Metro and shops. Newly renovated kitchens and baths. 24-hour fitness center. Free garage parking space, two to twelve month lease terms available! Grand opening Wed. Feb. 26! New Click Café, Business Center and Club Suite with billiards tables. Large 2 bedrooms, 2 bathrooms apartments from $1699/mo. Crystal Plaza, 2111 Jefferson Davis Highway, Arlington, VA. 703/415-0660. CrystalPlazaApt.com.

FABULOUS HOME IN Adams Morgan/Dupont. Stunning, 2BR w/1000sq.ft. Sophisticated renovation, large living room, separate dining, lots of sunlight, island kitchen, huge closets, brick patio, pets ok, $1950/mo. parking, $100. Open Sunday 11-3pm. 1828 17th St. or call to see, 202/387-3634.

Housing for Rent

Three Bedroom +

RENT NEW SE Townhouse, $2000/mo. Garage, 4BR/4BA, W/D, DW, FP, disposal, CAC, marble foyer, backyard, SatTV, alarm, security, parking, pool, Metro. No smoking/pets. 1-year lease: dchome4rent@netscape.net.

LARGE CAPITOL HILL 3BR apt., huge back deck, eat-in kitchen, W/D, pets OK, always parking, blocks to Metro, tons of secure storage. $2500/mo. Call 202/986-7988.

CAPITOL HILL: LUXURY 3BR with 3BA close to Eastern Market & Metro. Gourmet kitchen, W/D, CAC & deck. $1950/mo. utils. Yarmouth Management, 202/547-3511, www.yarmouthmanagement.com.

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- 2700 Wisc. Ave — EFFS, CAC, FREE UTILS — fr $795
- 2900 Conn. Ave — Woodley/Zoo, A/C incl, HHW, metro — Effic. fr $945, 2-BRS fr $1675
- 4840 MacArthur Blvd — 1-BRS, CAC, FREE UTILS — fr $915
- 4564 MacArthur Blvd — 1-BRS, FREE UTILS, A/C Outdoor Patio — fr $975
- 1727 Mass. Ave — Dupont Circle, CAC parking avail, metro — Effic. fr $925 & 1-BRS fr $1495
- 2651 16th St — Adams Morgan FREE UTILS, A/C — Effic. fr $745 & 1-BRS fr $975

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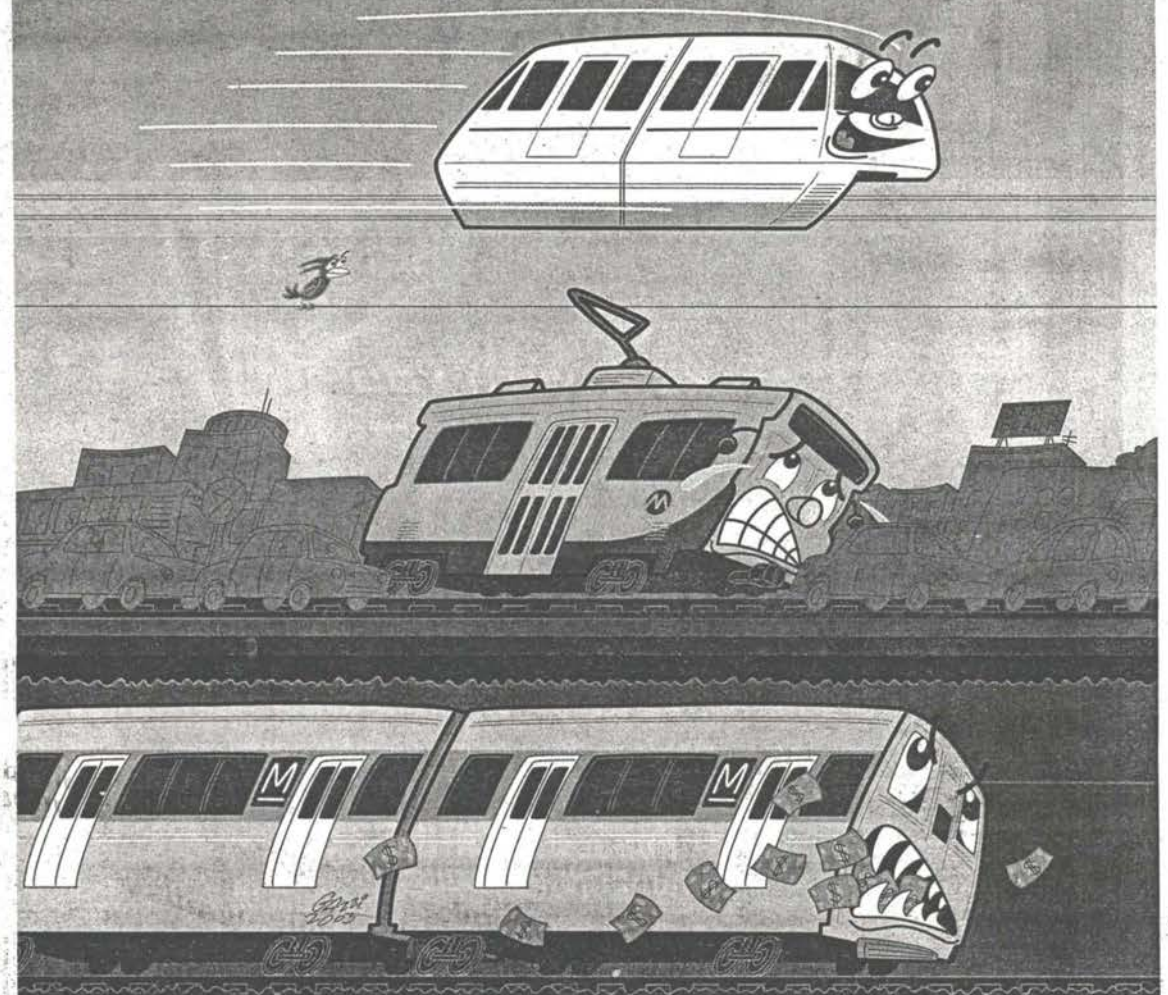
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WASHINGTON
CityPaper
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The Little Monorail That Could

Going above and beyond tired solutions to Washington gridlock

By David Morton Illustrations by Gus D'Angelo

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Housing for Rent
Two Bedroom

DUPONT, 1615 Q St. 2BR in the historic Cairo Bldg. Huge split-level, carpeted bedrooms, HWF, patio, CAC, W/D, DW, 24hr. front desk, fabulous roof deck. $1800/mo. + elec. Call 202/256-3936. TBM, Inc.

GAITHERSBURG, DOG-FRIENDLY! 2BR/2BA special $1175/mo., some w/free garage & tons of amenities. Relocation Central Apt. Search 301/656-3733.

LOGAN, BRIGHT 2BR/2BA, new house on gorgeous block, skylights, HWF, CAC, 2 levels, roof deck, DW. $1700/mo. + utils. Avail. 4/1. Call Polley Management, 301/864-5111.

ALEXANDRIA, AUBURN VILLAGE. Large 2BR. Pet ok. Convenient location. Parking. $1250/mo. Call for appointment, 443/535-0635.

LOGAN CIRCLE, 1514 13th St. NW (13th and Q). Super luxury 2BR/2.5BA duplex in just renovated Victorian townhouse. All new kitchen and baths including natural cherry cabinets, stainless, granite. Master suite with Carerra stone bath, body spray shower with 6 bodysprays and walk-in closet. New Brazilian cherry hardwood floors, W/B/F/, Bosch W/D. Huge rear deck and yard for entertaining. Custom built-in sound system, recessed lighting and cable throughout. All new windows with view of Logan Circle. $2308/mo. + utils. 202/494-8881.

OLD TOWN/ ROSEMONT: Walk to King St. Metro, 2BR, 1BA, rowhouse, new kitchen, wood floors, W/D, brick patio, $1350/mo. Small pets, negotiable. Avail. 3/30. 703/329-1729.

CAPITOL HILL, LINCOLN Park. Fully renovated 2BR, 2 full bath TH, CAC, FP, W/D, DW, hardwood floors and new appliances. Available in March or April. $1950/mo. + utils. Call 202/543-3885.

LOOKING FOR ART. Are you the one who always doodles on your bar napkin and astounds your friends with your artistic abilities? Or are you the PT bike courier with a secret FT passion for painting? We're looking for local artistic creations to showcase in our "Found Art" corner on the Inside Back Page of Washington City Paper. It can be absolutely anything, as long as it can be scanned (8.5"x11" maximum). Posters, CD covers, fliers, doodles, photography, copy machine art, etc. Please send all submissions with contact information to Sheri Simon, Classified Sales Manager, Washington City Paper, 2390 Champlain Street NW, Washington, DC 20009. We do not offer payment for printed submissions. Artwork will not be returned so send us a copy of your original work.

DUPONT, 1614 15TH St. NW. 2BR, 1BA, 2 level, patio/large yard, no pets, W/D, full kitchen, FP, parking, $1950/mo. + utils. CB Prop. Mgnt, 202/462-2238.

FOR RENT 2BR condominium, Columbia Heights, HWF, DW, W/D, CAC, French doors, in charming building. 1438 Meridian Pl. off of 16th St. $1100/mo. Call to see 410/799-9621.

COMING SOON! CONVENIENCE and luxury. The Montgomery, 1229 12th St. NW. 2 bedroom apartment homes from $1950/mo. Large living areas, 2.5 bathrooms, HWFs, Victorian moldings, luxury appliances, W/D in all apt. homes, energy efficient, large closets. www.lindenhomes.com. For more information call 202/299-9628. EHO. Frank Emmet Real Estate. Open Wed.-Sun., 1-5pm.

CAPITOL HILL. 6M0. rental. Charming 2BR turn of the century rowhouse. Entrance courtyard with brick patio, hardwood floors, two fireplaces. Updated kitchen. $1600/mo.+. 202/462-7212. WMS.

CATHOLIC UNIV./ BROOKLAND. Large new 1BR/den, AC, W/D, HWF, 3 blocks from Metro & on busline. $1100/mo. Call Scott, 202/727-0560.

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.

2BR EASTERN MARKET W/D, large yard, deck, on-street parking. Available now. CAC/heat, new stove. Pets ok. $1400/mo. 202/494-3407, rmm-bob@aol.com.

4200 CATHEDRAL AVE., 9th floor, 2BR/2BA, $1700/mo., Yr. lease, parquet floors, large windows, on N2 bus line, park view, parking space, avail. 4/1, leave message, 202/687-2817.

CAPITOL HILL. 537 10th Street SE. Charming 2BR/1BA carriage house, AC, DW, W/D, HWF. 4 blocks to E. Market Metro. $1725/mo. + utils. Open 12-2pm on 3/9. 202/546-0396.

LOGAN, FABULOUS LARGE 2 R, 2BR/2.5BA, 2FP, 1221 10th St. NW rowhouse, newly renovated, 1700sq.ft., tall ceilings, all wood floors, 2 CAC, DW, W/D, master jacuzzi for 2, tons of storage, security system, Dish or cable ready, large deck, awesome yard and garden. 2nd BR ideal office space w/private front entrance. Walk to downtown, theaters, restaurants, new Convention Center. NS, cats ok, garage parking available. Furnished/unfurnished negotiable: $2700-$2400/mo. 202/408-5353.

CAP. HILL/ EASTERN Market. Beautiful light flooded townhouse on best block. 2BR w/separate dining room, living room, cathedral ceilings, exposed brick, back porch, garden, CAC, W/D, DW. Avail. March 1. 244 12th St. SE. $1700/mo.+. 301/229-4398.

CHEVY CHASE. 5431 Conn. Ave. 2BR, full kitchen, W/W carpet, 1 car parking, $2000/mo. includes utils. CB Prop. Mgmt., 202/488-1198.

COLUMBIA HEIGHTS. 2908 11th Street. 2BR, CAC, W/D, DW, HWF, near Green Line Metro & bus lines. $1200/mo. + utils. 202/737-8338.

CAPITOL HILL: 2BR/1BA first-floor apartment, beautiful new construction. HWF, W/D, DW, small patio. 1300 E St. NE. $1500/mo. available immediately. 202/903-8412.

CLEVELAND PARK. BEAUTIFULLY renovated 2BR/1.5BA unit. Gleaming/renovated gourmet kitchen. Fresh, updated BAs, built-in bookshelves, HWF, 9ft.+ ceilings. Two blocks to Metro. $2250/mo.+. 202/462-7212. WMS.

LOGAN CIRCLE. SPACIOUS 2BR apt. 1013 P St. NW. Hardwood floors, CAC/heat, working FP, new appliances, W/D, close to Metro, high ceilings. $1300/mo. utilities not included. 202/362-9311 (10am-5pm).

LEDROIT/ BLOOMINGDALE 162 S St., NW. This one is a must see! Beautiful, brand new 2BR English basement apt. with 8ft. ceilings, recessed lighting, upgraded carpet, exposed brick walls, CAC, W/D, DW, rear garden, and so much more. Close to Metro, quiet street, easy parking. All utils. included. Non-smoker. Esquire Property Management, 703/887-2892.

DUPONT. STUNNING 2BR in historic TH on 17th near U. 1000sq.ft. of luxury. Sophisticated renovation, large LR, separate DR, island kitchen, huge closets, W/D, free cable. Loads of sunlight, brick patio with barbeque. Steps to best restaurants, clubs, gym and Metro. Pets ok. Nonsmoker. Great share. $1900/mo. parking $100. Call to see 202/387-3634.

DUPONT CIRCLE, 16TH and R St., The Regent. Exquisite apartment homes. High ceilings, crown molding, marble, granite, stainless steel, FP hardwoods and much more. 24 hr. desk. 2BRs starting at $2575/mo. 202/299-9646. Sorry, no pets! Call Mast or Debbie.

APTS. FOR RENT: Columbia Heights, 1238 Columbia Rd. Near Metro. Private & off-street parking. 2BR apt., 1BA, English basement, AC, $1050/mo. 2BR apt. (3 levels), 2.5BA, deck, balcony, bar, 3 fireplaces, hardwood floors, large kitchen, W/D, AC, $1700/mo. Call to see. 301/219-1489.

CAPITOL HILL SUBLET available 3/16. CAC, small back deck, near Lincoln Park. $1200/mo. Call James, 202/262-0581.

LOGAN/ 1525 12TH St. NW. One block east of Logan Circle and walking distance to Fresh Fields, downtown, 14th Street theaters and nightlife. 2BR apartment on the top floor of a 3-story walk up. Individual gas furnace and HWH and W/D in apt., including parking space. $1350/mo. + gas and electric. Small pets OK. Call Art, 202/483-5434.

HISTORIC FAIRLINGTON. 2BR, 2 full BA, loft, cathedral ceiling, wood floors, W/D, remodeled kitchen, DW, ample parking. $1750/mo. Pets OK, NS. 703/931-2439.

CONNECTICUT AVE. FABULOUS sun-filled 1275sq.ft. 2BR apt. set in The Parker House, a grand "old world" building. Features include a solarium, hardwood floors, high ceilings, modern kitchen, and ample closet space. Dog-friendly building. $1800/mo. Michael Sullivan, Evers & Co. 202/686-7707, msulres@aol.com.

ADAMS MORGAN, KALORAMA Rd. Private street level entrance, 2BR/1BA, fireplace, laundry. New carpet, paint, light fixtures and DW, $1595/mo. + utils. No pets or smokers. 202/265-8705, please leave message.

LOGAN CIRCLE/ VERMONT Ave. Spacious 2BR & loft, 1BA, in classic Victorian TH. Skylights, 14ft. ceilings, CAC, DW, W/D, micro, carpet. $1800/mo. + utils. 202/332-5394.

NW/ PETWORTH. LOVELY 2BR/2BA house. Just renovated, finished basement, garage, porch, yard, new CAC & appliances, HWF, sunny breakfast room. Quiet nice neighborhood. $1700/mo. 202/238-9015.

MUST SEE, NEWLY renovated 2BR/1BA historic townhouse apartment, CAC, W/D in-unit, HWF, wireless security and Cable ready. Near 2 Metros and new convention center. 1425 5th St., NW. $1500/mo. Inquire about special incentives. 202/439-7646.

ROCKVILLE, BIG DOGS welcome! 2BR for $1049/mo., W/D in unit & Metro access. Relocation Central Apt. Search, 301/656-3733.

LARGE, SUNNY 2BR condo for rent in secure building in Mt. Pleasant. Wood floors, track lighting, W/D, central heat and AC. Cat friendly! $1575/mo. + utils. Available immediately. Call 202/560-0399.

LOGAN, 2BR, 2BA modern apt. in 1yr. old building, HWF, W/D in unit, FP, new appliances, side by side fridge, 16x10 deck, off-street parking, trained pets allowed. $1800/mo. Available May 1st. Call Pete, 240/476-5599.

LOGAN EAST/ HOWARD univ. Steps to Howard and the Metro, this is a classic Victorian with bay windows and high ceilings. Newly renovated with all new appliances, carpets and fixtures, CAC, and DW. Off-street parking. 2BR units, $1100/mo. to $1300/mo. 202/365-0773.

ROCKVILLE. ALL UTILITIES paid! 2BR's starting $1420/mo. w/quick walk to Metro. Relocation Central Apt. Search 301/656-3733.

ALEXANDRIA. WALK TO Metro. 2003 special. 2BR apt. $995/mo. + utils. 1mo. free rent + 1yr. free cable, DW, microwave, garbage disposal, ceiling fans, mini-blinds, AC, free reserved & assigned parking, security access. Laundry on premises. Tennis courts/city park & YMCA indoor pool & exercise facility next door. Quiet, charming. Walk to grocery, shops, restaurants. Minutes to Old Town, DC, Arlington. No pets. 703/549-5982, Petersoncpa8@cs.com.

NW. 1420 CHAPIN Street. 2BR $1095/mo. Redecorated, plus electricity. Call Charles Russell, 703/352-1355.

ARLINGTON/ EAST FALLS Church Metro. 2BR/1BA duplex. CAC, dishwasher, W/D, fireplace. $1280/mo.+; Metro one block. 2BR/2BA basement apartment in house. CAC, W/D, pets. $1080/mo.+. 703/931-2373.

GEORGETOWN. ENGLISH BASEMENT by Wisc. Cozy 2-room. $1200/mo. plus utilities. 202/237-3800.

NEWLY BUILT HOME/ Lincoln Park. Immaculate, furnished 2BR, 3BA, hardwood floors, stainless steel kitchen, front-loading W/D, parking for two, front/back yard(s), alarm. Available May 1. $2500/mo. whole house or $1000/room. Nica Bardis, 202/544-1464, nbardis@wef.org.

BETHESDA. PRIVATE CONDO! 2BR/2BA, price negot. Call MJ, Relocation Central Apt. Search 301/656-3733.

DUPONT, ENJOY SPRING in new English basement 2BR/2BA. A+ location, steps from circle 1763 Church St., gourmet kitchen, granite, carpet, W/D, FP, security. $1850/mo. 301/854-6152, smchac@aol.com, pkg. extra.

CLEVELAND PARK. LARGE with a beautiful view of Rock Creek Park, apartment immediately available. 1000sq.ft., 2BR or 1BR + den. Premium location, 1 block from Metro, stores, & restaurants. Building includes gym, front desk service, & sun deck. $1850/mo. includes all utilities, must see! Call 202/415-9111.

CRYSTAL PLAZA. ELEVATOR ride to Crystal City Metro and shops. Newly renovated kitchens and baths. 24-hour fitness center. Free garage parking space. Two to twelve month lease terms available! New Dick Café, Business Center and Club Suite with billiards tables. Large 2 bedrooms, 2 bathrooms apartments from $1699/mo. Crystal Plaza, 2111 Jefferson Davis Highway, Arlington, VA. 703/415-0660. CrystalPlazaApt.com.

Housing for Rent
Three Bedroom +

LARGE CAPITOL HILL 3BR apt., huge back deck, eat-in kitchen, W/D, pets OK, always parking, blocks to Metro, tons of secure storage. $2500/mo. Call 202/986-7988.

GREAT G'TOWN HOUSE avail. April 1. Corner 35th/R Sts. 3 bedrooms, good light, HWF, W/D, modern kitchen, 2 full baths, 2 porches, backyard, 2 living rooms, lots of space! 202/965-5358.

CAPITOL HILL, 1441 E. Capitol St. Huge, renovated 3BR/2.5BA TH. Separate dining/living rooms, gourmet kitchen w/stainless steel appliances, CAC, W/D, DW, HWF, private brick patio, CATV and CAT5E cable throughout. Minutes from Potomac and Stadium Metros. $2500/mo. incl. water. 202/547-6121.

CHEVY CHASE, DC. 4BR semi-detached 3-level house, 2+BA, large granite kitchen, large DR, yard, deck, DW, W/D, window AC, 2-car garage, near Metro. $3088/mo. + utils. 301/365-2672, marilyn_w_sweet@yahoo.com.

NE/ GALLUDET. NEWLY renovated 3BR, 2BA duplex, HWFs, & w/w, W/D, fully equipped kitchen $1350/mo.+ Contact Federal City/Mowbray at 202/745-0700.

DUPONT CIRCLE TOWNHOUSE. Large, fabulous, two-level 3BR, 2BA, with private roof deck, FP, architectural design, beautiful finishes, modern kitchen and hardwood floors on quiet street in Dupont. W/D and parking! $3600/mo. + utils. Open Sun., 12-3pm. 1724 Willard Street, #3. Call 202/256-6552.

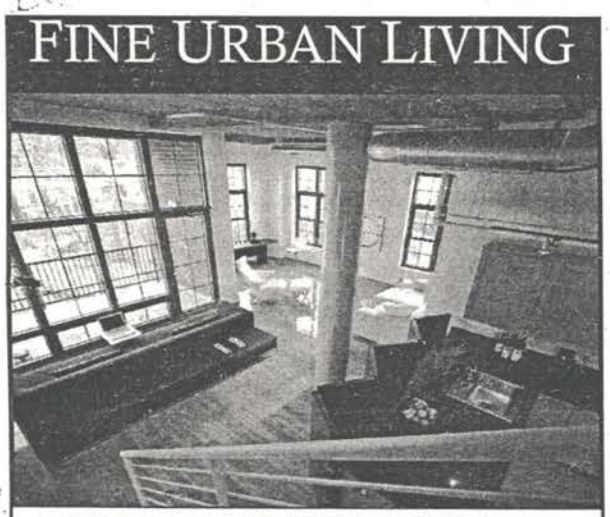
COLUMBIA HEIGHTS. ROOMY 3BR rowhouse on nice street, 3 blocks Metro. Patio, W/D. Avail. 4/1. $1800/mo. + utils. Open house 3/8, noon-2pm. 1468 Monroe, NW. 312/213-2153 or rkeda@hotmail.com.

GRAND LOGAN CIRCLE residence, master suite w/shower room and FP, wood paneled den, guest bedrooms, sunken tub, office room, stainless steel kitchen, formal dining & living rooms, private patio with fish pond. Off-street parking, pets OK, blocks to Metro and Fresh Fields. House featured in Sept. '02 Washington Post Design issue. Avail. immediately. $3500/mo. Call 202/986-7988.

BEAUTIFUL, SUNNY 3BR rowhouse near Shaw/Howard Metro. Large rooms, high ceilings, backyard w/brick patio, HWF, antique FP, W/D, CAC. Walk downtown, grocery, U St. $1695/mo. + utils. 202/483-6464, sjhoy27@yahoo.com.

COLUMBIA HEIGHTS. SPECTACULAR Victorian. Brand new luxury renovation, 11ft. ceilings, exposed brick, skylights, jacuzzi, breakfast room, 2 decks, CAC, W/D, DW, garage, storage. 2 blocks to CH Metro. 4BR/3BA $3000/mo. or 5BR/4BA $4000/mo. (includes family room). Open house, 3/9. Call 202/746-6823. See tour: http://media.homestore.com/HQ6MZT3T.htm.

NORTH ARLINGTON HOUSE for rent. 4BR/2BA, $2200/mo. Newly remodeled. Nice neighborhood. Walking distance to Metro. Avail. March 1. phidalgo@gmu.edu, 703/626-7085.



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