GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

DATE: April 20, 2004

TO: District of Columbia Board of Zoning Adjustment

THROUGH: JLS for Andrew Altman, Director OP
Ellen McCarthy, Deputy Director OP

FROM: David J. McGettigan, AICP

SUBJECT: Board of Zoning Adjustment Case No. 17155
Hwang and Depue Property
3518 10th Street, N.W.
Square 2832 Lot 807

Summary

The applicants seek a use variance from the provisions of §330.5(c) and the lot area provisions of §401.3 to allow a 4-unit multi-family dwelling in the R-4 zone. The applicant seeks to convert the existing 3-story with basement single-family semi-detached home into an apartment building with a unit on each floor. The R-4 District permits the conversion of existing structures built before 1958 to apartment buildings as long as there is 900 square feet of lot area per unit. The subject property has 2,597 square feet, which is 1003 square feet (28%) short of the 3,600 square feet required for four units.

Recommendation:
The Office of Planning recommends denial of the variances based on the following findings:

- The applicant has not shown an exceptional situation. No unique physical aspect or condition of the property exists. The structure is one in a set of similarly constructed houses on the square. No evidence was provided that showed an exceptional situation that would warrant converting the existing single-family dwelling into a four-unit apartment building.
- Because there is no exceptional situation to the property the strict application of the zoning regulations do not result in a practical

BZA
Case No. 17155
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
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difficulty or hardship. There remains reasonable use of the property as a flat or single-family semi-detached dwelling.

- The intensified use of this property is not consistent with the intent of the zone plan, the character of the R-4 zone, or the public good. As stated in §330.3, the R-4 District shall not be an apartment house district as contemplated under the General Residence (R-5) districts, since the conversion of existing structures shall be controlled by a minimum lot area per family requirement.

Background

The applicants, Ray A. Hwang and Mathew Depue, own 3518 10th Street, N.W. (Square 2832 Lot 807). The property lies in the R-4 Zoning District and contains approximately 2,597 square feet of land. The lot is improved with a three-story single-family semi-detached dwelling with a basement. The property, built as a single-family, semi-detached structure, is part of a duplex built in the early 1900's. Rowhouses and semi-detached dwellings are the predominant uses in the zoning district (See Attachment 1) and this block of 10th Street.

Project Description

The applicant proposes to allow the use of each floor of the structure as a separate unit, permitting a total of four units in the structure. A common stairwell will serve the three upper floors and a separate entrance already serves the basement. Substantial physical interior modifications will be required to convert the structure to a four-unit apartment. These renovations include the installation of 6 new bathrooms and 3 new kitchens. No exterior additions are proposed, but a new parking pad accommodating two parking spaces will be provided at the rear of the property with access off the alley. The proposed spaces will be 18'-10 3/8", slightly shorter than the required 19' length; however, no relief has been requested.

Comprehensive Plan

The property is designated as moderate density residential on the Generalized Land Use Map, the moderate density residential designation includes row houses and garden apartments as the predominant uses and may also include, as appropriate uses, low density housing. (See Attachment 2)

A major theme of the Comprehensive Plan is to stabilize and improve District neighborhoods (§101.1(a)). The granting of a variance to §330.5(c) and §401.3 in the R-4 zone would allow an increase in the intensity of the use of this property beyond that permitted by the zoning regulations and would increase parking and traffic, though minimally, in an area experiencing traffic congestion and parking shortages. Therefore, granting this variance would be inconsistent with the objectives and policies of the Comprehensive Plan.

Hwang and Depue Property
3518 10th Street, N.W.
Square 2832 Lot 807
April 20, 2004

Zoning

The proposed number of units is not permitted in the R-4 Zone District and the applicant is seeking relief under 11 DCMR §3103 for a use variance from the provisions of §330.5(c) and an area variance from the provisions of §401.3. The R-4 District sets forth the following purposes:

> 330.1 The R-4 district is designed to include those areas now developed primarily with row dwellings, but within which there have been a substantial number of conversions of the dwellings into dwellings for two (2) or more families.
>
> 330.2 Very little vacant land shall be included within the R-4 district, since its primary purpose shall be the stabilization of remaining one-family dwellings,
>
> 330.3 The R-4 District shall not be an apartment house district as contemplated under the General Residence (R-5) districts, since the conversion of existing structures shall be controlled by a minimum lot area per family requirement.

Sections 330.5(c) and 403.2 require that conversion of existing structures to apartments be permitted only if 900 square feet of lot area is available per unit. For four units a total of 3600 square feet would be required. The property only has 2,597 square feet.

Area Req.	Existing	Required/Allowed	Proposed	Variance	Code Ref.
Height	40'	40'/3 Stories	40'[1]/3 Stories	None	§400.1
Min. Lot Area	2597 SF	3600 SF[2]	2597 SF	1003 SF (28%)[3]	§401.3
Min. Lot Width	25'	None[2]	25'	None[3]	§401.3
Lot Occupancy	Not Provided[4]	None[5]	Not Provided	None[6]	§403.2
Rear yard	Not Provided[4]	20'	Not Provided	None[6]	§404.1
Side yard	Not Provided[4]	8'	Not Provided	None[6]	§405.9
Parking	Not Provided[4]	1[7]	2	None[8]	§2100

[1] The applicant proposes interior renovations only.
[2] This is the requirement for the proposed use of 4-units at 900 SF of lot area per unit; a semi-detached dwelling requires 3000 SF of lot area and a lot width of 30 feet.
[3] This variance is required for the proposed use.
[4] The applicant provided no information on the existing lot occupancy., rear yard, side yard or parking.
[5] No lot occupancy is prescribed for conversions of existing structures to apartments; a semi-detached dwelling would require 40% lot occupancy.
[6] No exterior additions are proposed that would impact the existing lot occupancy, rear yard or side yard.
[7] An apartment house requires 1 space per three dwelling units.
[8] The parking shown is slightly shorter than required; however, the applicant requested no relief from this provision.

Hwang and Depue Property
3518 10th Street, N.W.
Square 2832 Lot 807
April 20, 2004

Analysis

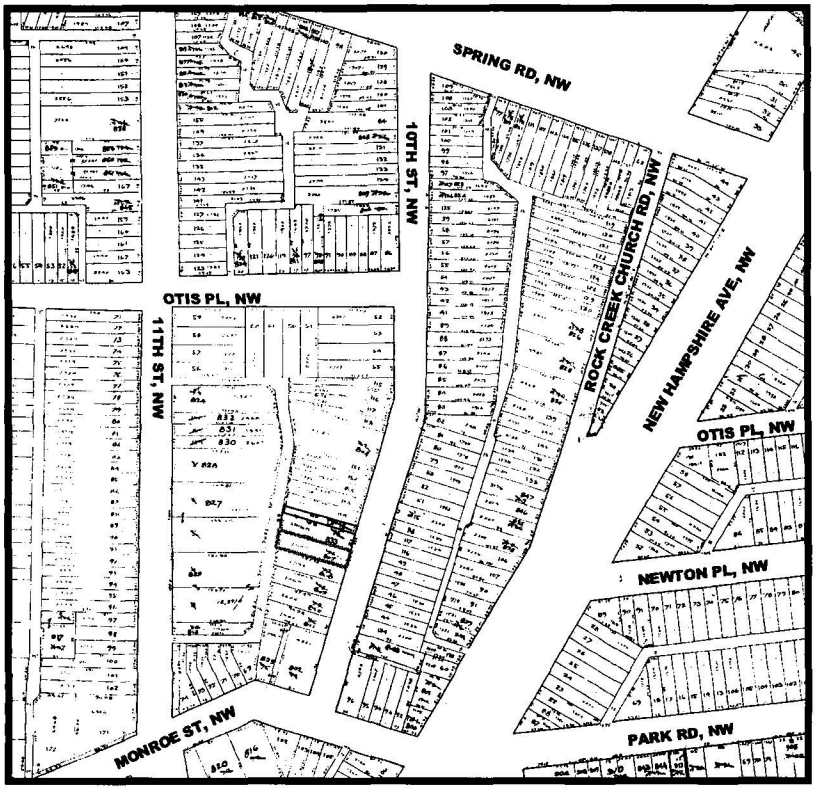
The provisions of §3103.2 require the applicant to show a unique physical aspect or other extraordinary or exceptional situation or condition of a specific piece of property that creates an undue hardship or practical difficulty. In addition, there should be no harm to the public or to the zone plan.

Extraordinary or Exceptional Situation

There is no evidence provided that there is a unique or exceptional condition of this specific piece of property that would result in peculiar and exceptional practical difficulties. The structure is a semi-detached residential building and was used as a single-family dwelling, a use that can be reasonably continued. The applicant's statement presents three exceptional conditions to meet this test:

1) The lot is shallow and unusual in size and shape;
2) The existing structure on the property with three levels and a basement; and,
3) The existing structure is dilapidated and in an extreme state of disrepair.

The Office of Planning finds nothing unique or exceptional about the depth, size or shape of the lot. The lot is roughly rectangular with an average depth of 103.8 feet, an adequate lot depth. In fact, as can be seen in the figure below most of the lots on 10th Street are of similar depth.



The second exceptional condition enumerated by the applicant does not have any bearing on the practical difficulty and is an irrelevant incident in the case. As can be seen from Attachments 1 and 4 the existing structure is typical of the neighborhood as are single-family uses.

Regarding the third condition, the Office of Planning does not agree that the dilapidated state of the structure is unique or exceptional. In a supplemental filing provided to the Office of Planning, the applicant provides a cost comparison of estimated renovation costs, which shows that the renovation of the lot as a single-family semi-detached dwelling would result in a loss of $299,804, a flat would result in a loss of $783, and a 4-unit apartment would result in a gain of

$99,082 (see Attachment 5). However, all of these estimates include the cost of the land as $305,000, which is approximately $200,000 more than the assessed value (see Attachment 6). OP is very concerned about accepting "purchase price" as a practical difficulty or exceptional situation of the property because it results from actions completely within the control of the purchaser. The Office of Planning does not find the evidence provided compelling, that the condition of the structure is exceptional.

The Office of Planning does not believe the application meets this test.

Hardship/Practical Difficulty

The practical difficulties identified by the applicant that result from the strict application of §403.2 are:

1. The applicant is faced with a financial hardship.
2. Deprivation of living units for four families in the neighborhood.

As discussed above it appears that the applicant paid too much for the land and therefore the hardship arises out of the applicant's actions rather than the dilapidated state of the structure.

As can be seen from the land use patterns and aerial photograph (Attachments 1 & 4), except for one apartment building to the north, the existing structure is similar in size and shape to the many single-family dwellings on the street. The second difficulty assumes that there is some unmet demand for crowded living conditions, which the applicant has not supported with any evidence; in any case this does not address the applicant's hardship or practical difficulty burden.

Substantial Detriment

In addition to the above tests, §3103.2 further requires that the relief requested could be granted, provided that it will not be a substantial detriment to the public good or substantially impair the intent, purpose and integrity of the zone plan. The application proposes that four points address this standard:

1) The neighborhood supports the relief requested;
2) Additional housing, particularly this type of housing will help mitigate displacement pressures in the neighborhood; and,
3) This project will support the Mayor's goal of attracting 100,000 new residents to the District.

However, OP cannot conclude the expansion will not impair the intent of the Zoning Regulations or the integrity of the Plan. As §330.3, specifically states, "*the R-4 District shall not be an apartment house district as contemplated under the General Residence (R-5) districts, since the conversion of existing structures shall be controlled by a minimum lot area per family requirement.*" The minimum lot area per family requirement, found in §401.3, requires a minimum of 900 square feet of lot area per dwelling unit. The additional parking, loading and trip generation of the proposed use are not compatible with the existing neighborhood. One of the main intents of the zoning regulations is to prevent the undue concentration of population and the overcrowding of land (§101.1(b)). One of the main intents of the Zoning Map is to preserve the character of the

respective zoning districts (§101.2(a)). The granting of the variances requested will impair both of these intents.

ANC Recommendation

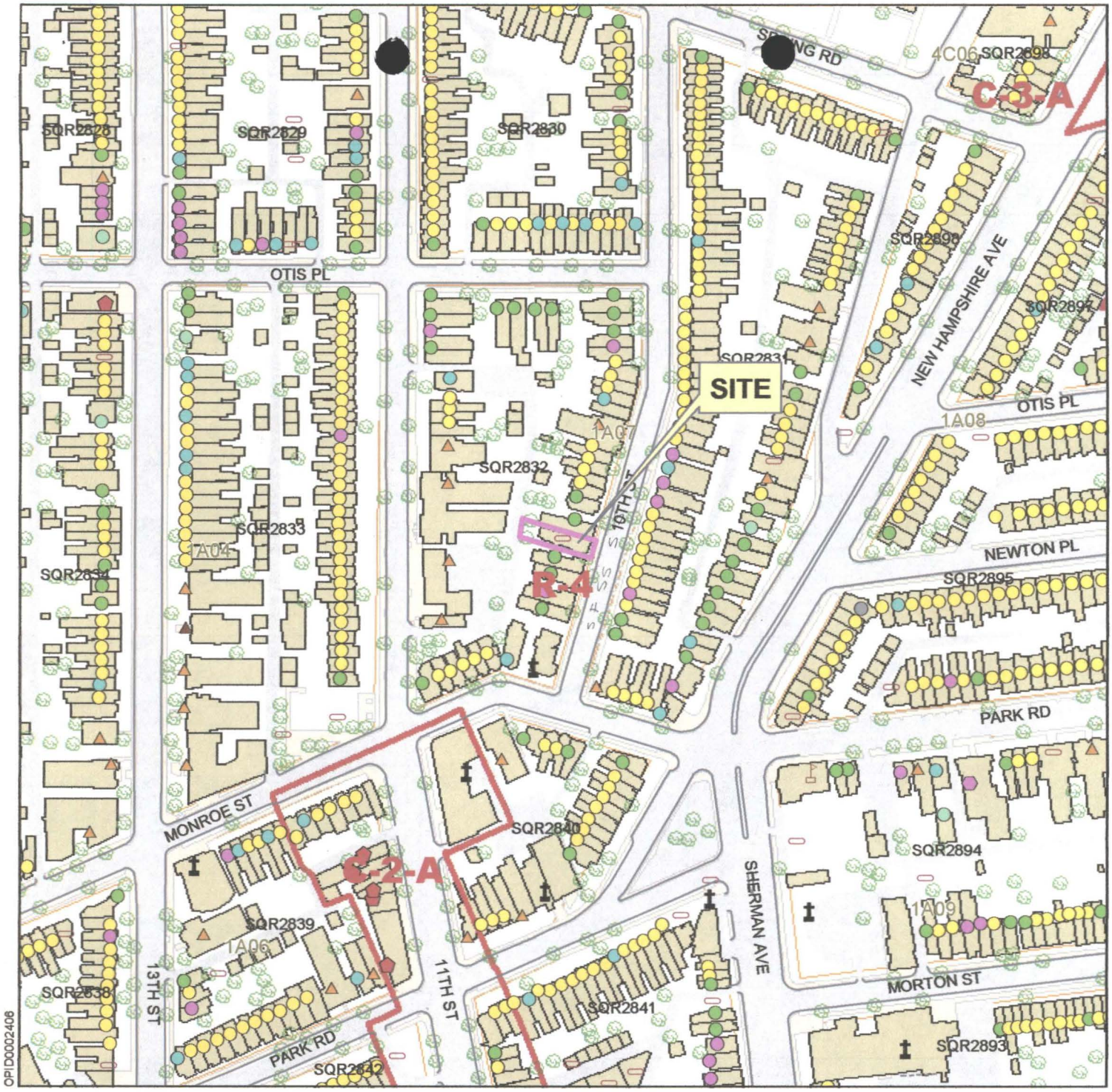
ANC 1A supports the application.

Recommendation

The applicant has not met the burden of proof for the variances requested and the Office of Planning recommends the application be denied.

Attachments:

1. Zoning and Use Map
2. Comp Plan Map
3. Aerial Photo
4. Aerial Obliques
5. Applicant Cost Information
6. OTR Property Detail



Zoning and Land Use
BZA Application #17155
3518 10th St., N.W.

Feet

N 0 100 200 300

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Anthony A. Williams, Mayor

Office of Planning ~ April 9, 2004

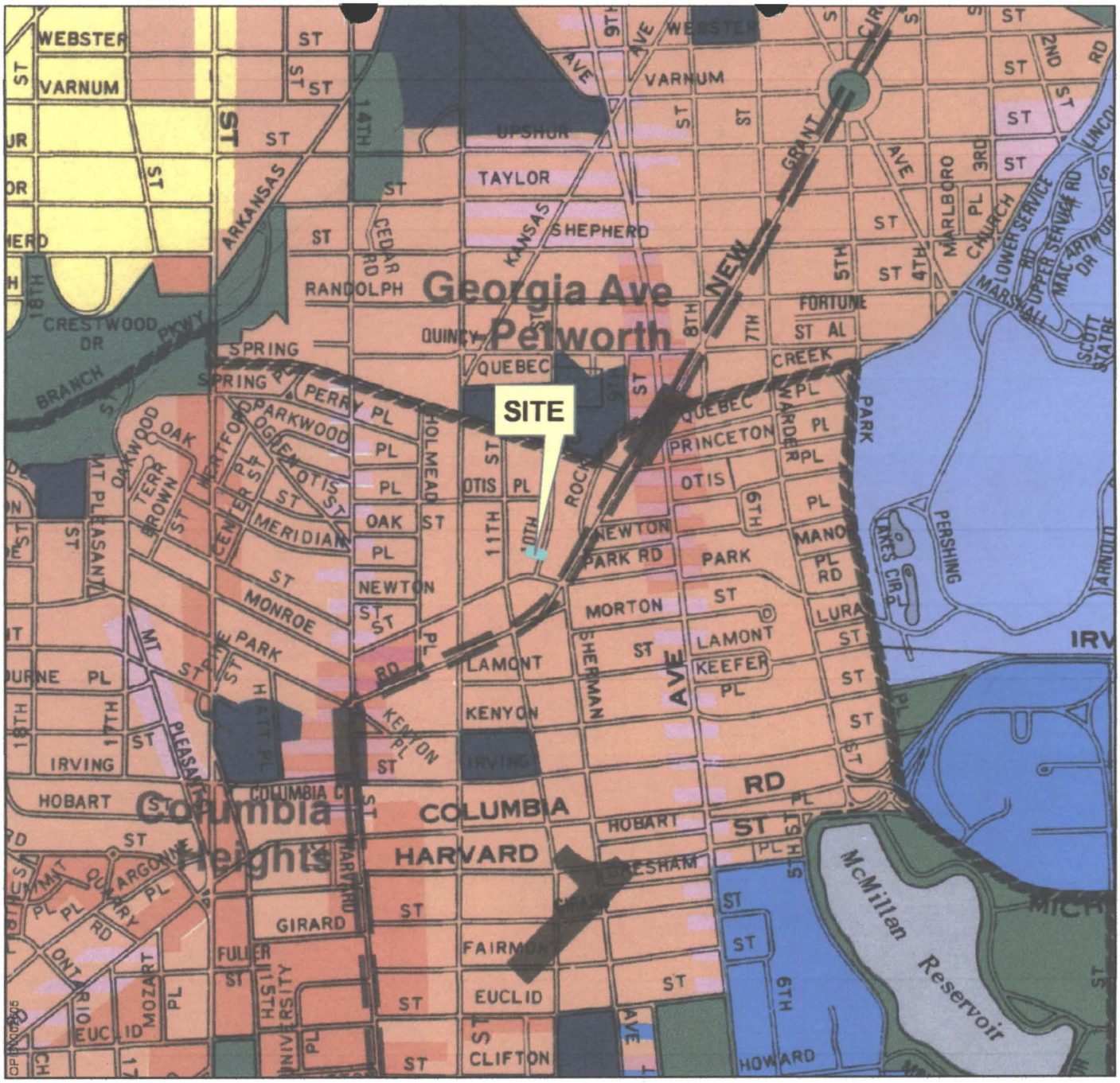
This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

Land Use Legend

- Rowhouse
- Single-Family Detached
- Single-Family Semi-Detached
- Resid. Garage
- SFw/Mixed Use
- SF Condo
- Apartment
- Flat
- SF Converted to Flat
- SF Converted to MF 5 units
- Cooperative MF
- SF Conv. to MF 5+
- Fraternity/Sorority
- Resid. - Transient
- Store
- Office
- Religious
- Educational
- Special Purpose
- Vacant
- Vehicle Service Station

Note: Land Use Info based on OTR records.

Attachment 1



Comprehensive Plan Map
BZA Application #17155
3518 10th Street, N.W.

N

Feet

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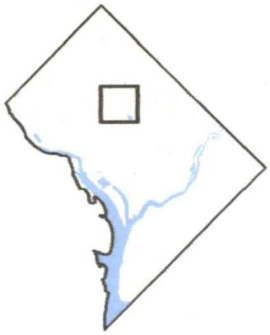
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Generalized Land Use Key

- Residential Low Density
- Residential Moderate Density
- Residential Medium Density
- Residential High Density
- Water
- Commercial Low Density
- Commercial Moderate Density
- Commercial Medium Density
- Commercial Med.-high Density
- Commercial High Density
- Federal
- Institutional
- Local Public
- Parks, Recreation and Open Space
- Production and Technical Employment



Attachment 2



OPiD0002623

Aerial Photo
BZA Application #17155
3518 10th Street, NW

N

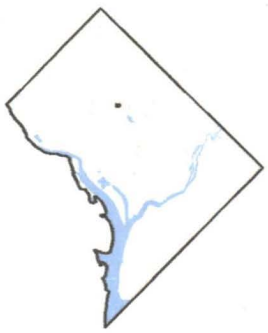
Feet

0 25 50 75

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Anthony A. Williams, Mayor

Office of Planning ~ April 20, 2004

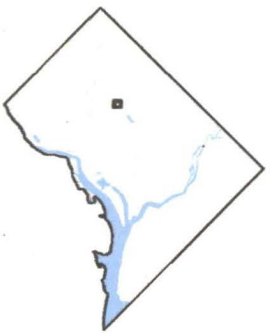
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Attachment 3



Aerial Oblique Photos
BZA Application #17155



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Anthony A. Williams, Mayor

Office of Planning ~ April 20, 2004

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☆ Subject Site - 3518 10th St., NW

Attachment 4

Applicant seeks a use variance under the provisions of Section 401.3. 11 DCMR Section 3103.2 cites the D.C. Code provision that authorizes the BZA to grant the requested variance where by reason of:

> [E]xceptional narrowness, shallowness or shape of a specific piece of property at the time of the original adoption of the regulation, or by reason of
>
> [E]xceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property,
>
> The strict application of any regulation...would result in
>
> > Peculiar and exceptional practical difficulties to or
> > Exceptional and undue hardship upon the owner of the property...
>
> Provided that the relief can be granted
>
> > Without substantial detriment to the public good and
> > Without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning regulations and Map.

The property is located at 3518 - 10th Street, N.W. in a R-4 district. It has three stories and a basement. It has been vacant and abandoned for more than twenty-five years. It appears to have been used last as a single-family residence. Much of the electrical wiring, plumbing and moulding have been removed. At the time of purchase, each of the four levels of the property was extensively littered with human feces, discarded personal effects, useless clothing and furniture, and miscellaneous other items of debris. The stench of urine was virtually unbearable. Evidence of rodents was extensive. The property's use by trespassers for drug activity, prostitution and shelter continued after purchase. Abandoned vehicles at the rear of the property also appeared to serve as a harbor for drug use and prostitution. With the assistance of the Metropolitan Police Department, the owners were able to secure the property and prepare it for this application.

An "extraordinary or exceptional situation or condition" exists as to the subject property. The property is in a neighborhood of predominantly row houses with one multifamily property in the middle of the block. The subject property is the only property that is currently unoccupied. It also is the only one that has been unoccupied for the last twenty-five years. Prior to acquisition by the applicants, the property had been vacant and abandoned for over twenty-five years. Over this period, harsh weather and extensive vandalism caused extraordinary and exceptional deterioration to the property. In addition, the property in its abandoned and deteriorated stated for this twenty-five year period served as a site for illegal drug sales and use, as well as living quarters for such persons and other trespassers. The property also reportedly harbored perpetrators of petty theft and assault in the community.

The social blight the property has caused because of these extraordinary and exceptional conditions is substantiated by members of the community. The Advisory Neighborhood Commission supports the application inasmuch as the first level unit will be earmarked for families or persons with gross income of at least $30,000. The extent of repairs substantiating the extraordinary and exceptional deterioration of the property due to weather conditions and vandalism over the twenty-five year period is illustrated in the itemized construction cost estimate for the work required to fortify and waterproof the roof, interior and exterior of the property.

Given the extraordinary and exceptional deterioration of the property, strict enforcement of the zoning regulations would result in exceptional and undue hardship upon the owner of the property. The exceptional and undue hardship that would result is the inability of the owner to realize a reasonable return from the use of the property as a single family residence or flat.

Attached hereto as Exhibit 1 is an investment and return statement for the property's use as a single family residence. Attached hereto as Exhibit 2 is an investment and return statement for the property's use as a flat. In both cases, the acquisition cost of the property is the same, but the estimates for construction reflect each separate use. Each statement shows that the costs to conform the property for use as either a single family residence or flat are extraordinary and exceptional in light of the extensive deterioration and vandalism to the property over a twenty-five year period. In both cases, the statements show that because of the high cost of renovation the owner does not have an opportunity for return from the use of the property either as a single family residence or as a flat.

This is not a case in which the owner would receive a greater return from the property by converting it to a four-unit condominium. This is a case in which because of the extraordinary and exceptional condition of the property due to deterioration and vandalism over a twenty-five year period neither use as a single family residence nor as a flat provides <u>any</u> opportunity to the owner for return. An opportunity for <u>any</u> return is available in this case only if the application is approved and the owner can convert the property to a four-unit condominium. Such opportunity for return is illustrated in Exhibit 3.

In addition to the tests discussed above, Section 3102 further requires that the relief requested could be granted, provided that it will not be a substantial detriment to the public good or substantially impair the intent, purpose and integrity of the zone plan. The proposed use will not be a substantial detriment to the public good. In fact, the renovation and use by the applicant will remove a twenty-five year blight and nuisance from the community. In addition, rather than having drug sellers and users, as well as prostitutes and vagrants moving in and out of the property, the proposed use as condominium ownership will and help stabilize the neighborhood. The proposed use also will not impair the intent of the Zoning regulations or integrity of the Plan.

Section 330.3 specifically states that "the R-4 District shall not be an apartment house district as contemplated under the General Residence (R-5) districts..." The proposed use for condominiums offers home ownership, not apartment house, opportunities consistent with the Regulations and Plan. The multifamily use of the property is not inconsistent with the

community in that two apartment houses already exist in the immediate community. Also noteworthy, the property itself affords parking spaces for three cars. Thus, on street parking is necessary for only one car. For this reason, vehicular traffic would not be significantly increased if the application were granted, and the impact on parking to the community would be virtually the same as if the property were used as a single family residence. Traffic of persons, however, will be substantially different in degree and kind.

The degree of people traffic is likely to be less if the application is approved. Currently, people moving in and out of the property have ranged from drug users and sellers to prostitutes and vagrants. If the application is approved, the traffic of people will be limited to the same people who own their individual units. The traffic of people also will be different in kind if the application is approved. If the application is approved, families owning their individual units will be moving in out of the property. The traffic of property owners in contrast to the traffic of drug users and sellers, as well as prostitutes and vagrants, will enhance the safety and stability of the community.

For the reasons stated above, applicant submits that it has met its burden of proof in this case, and respectfully requests the Board to approve the Application.

Summary Reports

Type of House	Total Remodeling Costs	Expected Individual Sales Price	Total Expected Sales Price	Profit
Single Family	$ 949,804.58	$ 650,000.00	$ 650,000.00	$ (299,804.58)
Duplex	$ 980,783.58	$ 490,000.00	$ 980,000.00	$ (783.58)
4 Unit	$ 1,080,917.58	$ 295,000.00	$ 1,180,000.00	$ 99,082.42

****The cost data is based on RS Means Residential Cost Data 2004. Means is a recognized producer of accurate cost data for residential and commercial construction industry.

EXHIBIT 1

Single Family Construction Cost Analysis

Item	Quantity
Living Area (ft^2)	2900
Number of Full Bathrooms	4
Number of Half Bathrooms	1
Number of Full Kitchens	1
Number of Fire Places	2
Number of Entry and Exit	1
Number of HVAC Systems	2
Number of Electrical Systems	2
Number of Appliances	1
Number of Decks	2
Alarm system	1

Additional Items:
-Slate Roof for both building and porch
-Breezeway and porches
-Site Improvements
-Hot Water System

Cost Break Down

Fixed Costs

Item	Unit Cost	Qty.		Cost
Purchase of Property:				
Sales Price			$	305,000.00
Closing Costs			$	25,000.00
Costs to Obtain Property:				
Total Interest			$	38,031.00
***based on expected sale date of November 2004				
Demolition Costs			$	25,000.00
Main Building Cost (as stated in Means statement)			$	359,171.58
Porch			$	8,440.00
Windows	$ 250.00	44	$	12,000.00
Basement Excavation			$	15,000.00
Fencing and Landscaping			$	13,000.00
Sky Lights			$	1,370.00
Sprinkler System			$	16,000.00
Driveway Pavement			$	3,000.00
Exterior Paint			$	4,000.00
Interior Paint			$	14,800.00
Bars on Windows	$ 300.00	22	$	6,600.00
Exterior Lighting			$	2,000.00
Hardwood Flooring			$	25,715.00
Insulation			$	3,000.00
Total Fixed Cost			$	877,127.58

Variable Costs (additional Items not covered in building costs)

Item	Unit Cost	Qty.		Cost
Full Bathrooms	$7,872.00	3	$	23,616.00
Bathroom Vanities	$ 872.00	3	$	2,616.00
Half Bathrooms	$3,061.00	1	$	3,061.00
Bathroom Vanities	$ 872.00	1	$	872.00
Full Kitchens	$8,917.00	0	$	-
Upgrade Kitchen Cabinets	$ 656.00	1	$	656.00
Upgrade Kitchen Countertops	$1,280.00	1	$	1,280.00
Appliances	$8,969.00	1	$	8,969.00
Fire Places (1st)	$5,190.00	1	$	5,190.00
Fire Places (additional)	$2,925.00	1	$	2,925.00
Entry and Exit	$1,236.00	0	$	-
HVAC Systems	$4,555.00	1	$	4,555.00
Electric	$1,487.00	1	$	1,487.00
Decks	$8,656.00	2	$	17,312.00
Alarm System	$ 138.00	1	$	138.00
Total Variable Cost			$	72,677.00

Total Variable + Fixed Cost			$	949,804.58

EXHIBIT 2

Duplex Construction Cost Analysis

Item	Quantity
Living Area (ft^2)	3700
Number of Full Bathrooms	4
Number of Half Bathrooms	2
Number of Full Kitchens	2
Number of Fire Places	4
Number of Entry and Exit	2
Number of HVAC Systems	2
Number of Electrical Systems	2
Number of Appliances	2
Number of Decks	2
Alarm system	2

Additional Items:

-Slate Roof for both building and porch
-Breezway and porches
-Site Improvements
-Hot Water System

Cost Break Down

Fixed Costs

Item	Unit Cost	Qty.		Cost
Purchase of Property:				
Sales Price			$	305,000.00
Closing Costs			$	25,000.00
Costs to Obtain Property:				
Total Interest			$	38,031.00
***based on expected sale date of November 2004				
Demolition Costs			$	25,000.00
Main Building Cost (as stated in Means statement)			$	359,171.58
Porch			$	8,440.00
Windows	$ 250.00	44	$	12,000.00
Basement Excavation			$	15,000.00
Fencing and Landscaping			$	13,000.00
Sky Lights			$	1,370.00
Sprinkler System			$	16,000.00
Driveway Pavement			$	3,000.00
Exterior Paint			$	4,000.00
Interior Paint			$	14,800.00
Bars on Windows	$ 300.00	22	$	6,600.00
Exterior Lighting			$	2,000.00
Hardwood Flooring			$	25,715.00
Insulation			$	3,000.00
Total Fixed Cost			$	877,127.58

Variable Costs (additional items not covered in building costs)

Item	Unit Cost	Qty.		Cost
Full Bathrooms	$7,872.00	3	$	23,616.00
Bathroom Vanities	$ 872.00	3	$	2,616.00
Half Bathrooms	$3,061.00	2	$	6,122.00
Bathroom Vanities	$ 872.00	2	$	1,744.00
Full Kitchens	$8,917.00	1	$	8,917.00
Upgrade Kitchen Cabinets	$ 656.00	2	$	1,312.00
Upgrade Kitchen Countertops	$1,280.00	2	$	2,560.00
Appliances	$8,969.00	2	$	17,938.00
Fire Places (1st)	$5,190.00	1	$	5,190.00
Fire Places (additional)	$2,925.00	3	$	8,775.00
Entry and Exit	$1,236.00	1	$	1,236.00
HVAC Systems	$4,555.00	1	$	4,555.00
Electric	$1,487.00	1	$	1,487.00
Decks	$8,656.00	2	$	17,312.00
Alarm System	$ 138.00	2	$	276.00
Total Variable Cost			$	103,656.00

Total Variable + Fixed Cost			$	980,783.58

EXHIBIT 3

4 Unit Construction Cost Analysis

Item	Quantity
Living Area (ft^2)	3700
Number of Full Bathrooms	6
Number of Half Bathrooms	0
Number of Full Kitchens	4
Number of Fire Places	4
Number of Entry and Exit	5
Number of HVAC Systems	4
Number of Electrical Systems	4
Number of Appliances	4
Number of Decks	4
Alarm system	4

Additional Items:
-Slate Roof for both building and porch
-Breezway and porches
-Site Improvements
-Hot Water System

Cost Break Down

Fixed Costs

Item	Unit Cost	Qty.		Cost
Purchase of Property:				
Sales Price			$	305,000.00
Closing Costs			$	25,000.00
Costs to Obtain Property:				
Total Interest			$	38,031.00
***based on expected sale date of November 2004				
Demolition Costs			$	25,000.00
Main Building Cost (as stated in Means statement)			$	359,171.58
Porch			$	8,440.00
Windows	$ 250.00	44	$	12,000.00
Basement Excavation			$	15,000.00
Fencing and Landscaping			$	13,000.00
Sky Lights			$	1,370.00
Sprinkler System			$	16,000.00
Driveway Pavement			$	3,000.00
Exterior Paint			$	4,000.00
Interior Paint			$	14,800.00
Bars on Windows	$ 300.00	22	$	6,600.00
Exterior Lighting			$	2,000.00
Hardwood Flooring			$	25,715.00
Insulation			$	3,000.00
Total Fixed Cost			$	877,127.58

Variable Costs (additional items not covered in building costs)

Item	Unit Cost	Qty.		Cost
Full Bathrooms	$7,872.00	7	$	55,104.00
Bathroom Vanities	$ 872.00	7	$	6,104.00
Half Bathrooms	$3,061.00	0	$	-
Bathroom Vanities	$ 872.00	0	$	-
Full Kitchens	$8,917.00	3	$	26,751.00
Upgrade Kitchen Cabinets	$ 656.00	4	$	2,624.00
Upgrade Kitchen Countertops	$1,280.00	4	$	5,120.00
Appliances	$8,969.00	4	$	35,876.00
Fire Places (1st)	$5,190.00	1	$	5,190.00
Fire Places (additional)	$2,925.00	3	$	8,775.00
Entry and Exit	$1,236.00	4	$	4,944.00
HVAC Systems	$4,555.00	3	$	13,665.00
Electric	$1,487.00	3	$	4,461.00
Decks	$8,656.00	4	$	34,624.00
Alarm System	$ 138.00	4	$	552.00
Total Variable Cost			$	203,790.00

Total Variable + Fixed Cost			$	1,080,917.58

Residential Cost Estimate per *RS Means Residential Cost Data 2004*

Owner's Name:	Matthew Depue and Ray Hwang
Residence Address:	3518 10th Street, NW
City, State, Zip Code:	Washington, DC 20007

Class of Construction:	Custom
Residence Type:	3 Story
Configuration:	All
Occupancy:	Single Family

Linving Area

First Level:	905 ft^2
2nd Level:	960 ft^2
3rd Level:	960 ft^2
Basement:	875
Total:	3700 ft^2

Main Building

		Costs per ft^2
Cost Per ft^2 of Living Area (from RS Means booklet):		86.6
Basement Addition:	100 % Finished	13.1
Roof Cover Adjustment:	Slate	2.48
Central Air Conditioning:		0
Heating System Adjustment:		2.2
Total Main Building cost per ft^2:		104.38

Main Building=	104.38	x	3700	x	0.93
Total Cost	**Cost per ft^2**		**Living Area(ft2)**		**Row House Multiplier**

= $ 359,171.58

** Note the cost above is the exterior building cost, one full bathroom and one full kitchen



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Property Detail

Address: 3518 10TH ST NW
SSL: 2832 0807

Record Details

Neighborhood:	Columbia Heights	**Sub-Neighborhood:**	D
Use Code:	197 -	**Class 3 Exception:**	Yes
Tax Type:	TX -	**Tax Class:**	02 -
Homestead Status:	** Not receiving the Homestead Deduction		
Assessor:	Glover, Greg	**Assessor Phone No.:**	
Gross Building Area:		**Ward:**	1
Land Area:	2,597	**Triennial Group:**	1

Owner and Sales Information

Owner Name:	MATTHEW D DEPUE
Mailing Address:	3518 10TH ST NW; WASHINGTON, DC 20010-1402
Sale Price:	$426,000
Sale Date:	07/31/2003
Instrument No.:	99886

Tax Year 2005 Preliminary Assessment Roll

	Current Value	Proposed New Value (2005)
Land:	$86,190	$107,750
Improvements:	$19,270	$8,260
Total Value:	$105,460	$116,010
Taxable Assessment: *	$105,460	$116,010

* Taxable Assessment after Tax Assessment Credit and after $38,000 Homestead Credit. Click here for more information.

** If you believe you should be receiving tax relief through the Homestead deduction program and if you are domiciled in the District and this property is your principal place of residence, you can access the link below, complete the form, and return it per the instructions. For additional information regarding the Homestead program, call (202)727-4TAX. Click here to download the Homestead Deduction and Senior Citizen Tax Relief application *

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