

**121 13TH ST SE, WASHINGTON, DC 20003-1409**

List Price: \$679,000
Contr Date: 24-Mar-2010
Adv. Sub: CAPITOL HILL
Type: Attach/Row Hse
Model:
BR: 3 **FB:** 1 **HB:** 2

Own: Fee Simple, Sale
Close Date: 30-Apr-2010
Style: Victorian
#Lvs: 3 **#Fpls:** 2
Basement: No

Total Taxes: \$5,582
Close Price: \$679,000
ADC Map: 00000001
Area:
Acres: 0.01 **Yr Blt:** 1900

MLS#: DC7283950
Status: SOLD
Subsidy: \$500
Gr Rent:
HOA: C/C:
Tax Living Area: 1,548

Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer

Park: Permit Required, Street

Const: Brick

Gar/Cpt/Assgn: //

List Date: 18-Mar-2010

Upd Date: 09-May-2010

Showing Information: Call 1st-Showing Contact, Lockbox-Sentrilock, -

Showing Contact: Sarah Stafford

Company: RE/MAX Allegiance, RMAX20

List Agent: Megan Shapiro

SC Home: (202) 441-8634

Office: (202) 547-5600

Home: (202) 329-4068

DOMM/DOMP: 6/6

Fax: (202) 547-8890

Office: (202) 547-5600

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: UNDER CONTRACT.

Directions: Independence Ave. Eastbound, Left onto 13th St SE to 121 13th St, SE.

**113 13TH ST SE, WASHINGTON, DC 20003-1409**

List Price: \$759,000
Contr Date: 10-Mar-2011
Adv. Sub: OLD CITY #1
Type: Townhouse

Own: Fee Simple, Sale
Close Date: 23-Mar-2011
Style: Colonial
#Lvs: 3 **#Fpls:** 0

Total Taxes: \$5,175
Close Price: \$709,000
ADC Map: 0000
Area:
Acres: 0.02 **Yr Blt:** 1909

MLS#: DC7366371
Status: SOLD
Subsidy: \$0
Gr Rent:
HOA: C/C:
Tax Living Area: 1,486

Heat/Cool/Wtr/Swr: Forced Air, Radiator/Natural Gas/Central A/C/Natural Gas/Public/Public Septic, Pu

Park: Street

Const: Brick

Gar/Cpt/Assgn: //

List Date: 17-Jun-2010

Upd Date: 23-Mar-2011

Showing Information: Lockbox-Sentrilock, Show Anytime, Sign on Property, Vacant, All Days, 9 AM - 8 PM

Showing Contact: Earl Wynn

Company: Realty Pros, RPA1

List Agent: Earl Wynn

SC Home: (202) 270-1635

Office: (202) 537-3800

Home: (202) 832-3235

DOMM/DOMP: 244/244

Fax: (202) 537-0020

Office: (202) 537-3800

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: Completely Restored Stately home w/ Warm hardwood floors thruout, gourmet kitchen w/ granite counters, Cherry Cabinets, Stainless Steel Appliances.

Beautifully finished Au-Pair Suite on the lower level. Close to Lincoln Park, Eastern Market, Restaurants, Capital Hill metro, RFK Stadium. Wonderful

NEIGHBORS! For the best in Urban Living, come home to 13th Street, SE!

Directions: Independence ave. East, left on 13th

**1204 D ST SE, WASHINGTON, DC 20003-2217**

List Price: \$729,000
Contr Date: 31-Aug-2010
Adv. Sub: CAPITOL HILL
Type: Attach/Row Hse
Model:

Own: Fee Simple, Sale
Close Date: 21-Sep-2010
Style: Federal
#Lvs: 2 **#Fpls:** 1

Total Taxes: \$5,916
Close Price: \$752,300
ADC Map: TBD
Area:
Acres: 0.05 **Yr Blt:** 1900

MLS#: DC7422465
Status: SOLD
Subsidy: \$0
Gr Rent:
HOA: C/C:
Tax Living Area: 1,466

Heat/Cool/Wtr/Swr: Baseboard, Forced Air/Electric, Natural Gas/Central A/C/Electric/Public/Public Sew

Park: Surface, Faces Rear

Const: Brick

Gar/Cpt/Assgn: //

List Date: 26-Aug-2010

Upd Date: 29-Sep-2010

Showing Information: Other, All Days, -

Showing Contact: Brian Goodspeed

Company: Coldwell Banker Residential Brokerage, CBRB

List Agent: Gary Jankowski

SC Home: (202) 468-9992

Office: (202) 547-3525

Home: (202) 439-6009

DOMM/DOMP: 5/5

Fax: (202) 547-8462

Office: (202) 439-6009

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: OFFERS IF ANY RECEIVED TUES 8/31 @5pm CALL OWNER BEFORE SHOWING

Directions: 5 BLOCKS FROM EASTERN MARKET @ 12TH AND D SE

**514 13TH ST SE, WASHINGTON, DC 20003-2224**

List Price: \$444,800
Contr Date: 14-Sep-2010
Adv. Sub: CAPITOL HILL
Type: Semi-Detached
Model:

Own: Fee Simple, Sale
Close Date: 15-Oct-2010
Style: Federal
#Lvs: 2 **#Fpls:** 1

Total Taxes: \$4,804
Close Price: \$444,800
ADC Map: 0
Area:
Acres: 0.03 **Yr Blt:** 1870

MLS#: DC7427638
Status: SOLD
Subsidy: \$14,000
Gr Rent:
HOA: C/C:
Tax Living Area: 1,424

Heat/Cool/Wtr/Swr: Forced Air/Electric/Central A/C/Electric/Public/Public Sewer

Park: Street

Const: Brick

Gar/Cpt/Assgn: //

List Date: 02-Sep-2010

Upd Date: 18-Oct-2010

Showing Information: Call 1st-Showing Service, Lockbox-Comb, -

Showing Contact: CALL CSS

Company: Keller Williams Capital Prop., KWCP1

List Agent: Brandon Green

SC Home:

Office: (202) 243-7700

Home: (202) 318-1623

DOMM/DOMP: 14/14

Fax: (202) 548-2900

Office:

Dock Conveys: Vacation: No

Water Front/View/Access: //

Remarks: BANK ACCEPTED OFFER, WAITING ON RATIFICATION. TO SHOW, CALL CSS: 866-891-7469 Bank owned opportunity, perfect for light renovation.

Particularly long semi-detached w/2 beds + den at the landing of the stairs on the 2nd floor. Cute backyard space, excellent location. Needs to TLC to bring it back to

life. Wood burning fireplace, hardwood floors-you will be surprised & at this price will be gone quick

Directions: Pennsylvania Ave SE, left on 13th St, 1/2 block down on right

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18234

EXHIBIT NO. 30



**1238 D ST SE, WASHINGTON, DC 20003-2217**

List Price: \$699,000
Contr Date: 21-Sep-2010
Adv. Sub: OLD CITY #1
Type: Attach/Row Hse
Model:
BR: 2 **FB:** 1 **HB:** 1
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/None
Park: Garage, Garage Door Opener, Additional Storage Are
Const: Brick
Showing Information: Lockbox-Sentrilock, Show Anytime, Vacant, All Days, 10 AM - 9 PM
Showing Contact: George Olson
Company: RE/MAX Allegiance, RMAX20
List Agent: George Olson

Own: Fee Simple, Sale
Close Date: 22-Oct-2010
Total Taxes: \$6,107
Close Price: \$691,000
ADC Map: N/A
Area:
Acres: 0.07 **Yr Blt:** 1890
Gar/Cpt/Assign: 1 / 1
List Date: 09-Sep-2010
SC Home: (202) 203-0339
Office: (202) 547-5600
Home: (202) 203-0339

MLS#: DC7433038
Status: SOLD
Subsidy: \$15,000
Gr Rent:
HOA: \$0 **C/C:**
Tax Living Area: 1,592

Upd Date: 04-Nov-2010

DOMM/DOMP: 12/12
Fax: (202) 547-8890
Office: (202) 547-5600

Dock Conveys: Vacation: No**Water Front/View/Access:** //

Remarks: Go and Show. This gracious and charming home eases you in with its charm and beauty. Two big bedrooms, one and a half baths and plenty of living space makes this the home to beat. The beautifully renovated kitchen adds that modern touch. With a yard the size of Texas and a garage loft combination your clients won't want to leave. If they do, it's close to metro.

Directions: Take Pennsylvania Ave away from Capital, heading east, turn left on 12th street then right on Dst.

**1241 E ST SE, WASHINGTON, DC 20003-2221**

List Price: \$698,750
Contr Date: 10-Nov-2010
Adv. Sub: CAPITOL HILL
Type: Semi-Detached
Model: DEEP & WIDE
BR: 3 **FB:** 1 **HB:** 1
Heat/Cool/Wtr/Swr: Radiator/Natural Gas/Ceiling Fan(s), Window Unit(s)/Electric/Public/Public Sewer
Park: Street
Const: Frame
Showing Information: Lockbox-Sentrilock, Vacant, -
Showing Contact: Email Lister w/?'s
Company: RE/MAX Allegiance, RMAX20
List Agent: Tom Faison

Own: Fee Simple, Sale
Close Date: 10-Dec-2010
Total Taxes: \$5,002
Close Price: \$710,000
ADC Map: 000
Area:
Acres: 0.06 **Yr Blt:** 1872
Gar/Cpt/Assign: 1 / 1
List Date: 03-Nov-2010
SC Home: (202) 255-5554
Office: (202) 547-5600
Home: (202) 255-5554

MLS#: DC7472541
Status: SOLD
Subsidy: \$20,000
Gr Rent:
HOA: **C/C:**
Tax Living Area: 1,670

Upd Date: 14-Dec-2010

DOMM/DOMP: 7/7
Fax: (202) 547-8890
Office: (202) 255-5554

Dock Conveys: Vacation: No**Water Front/View/Access:** //

Remarks: Once in a while, you walk by a home which makes you wonder who lives within its four walls...But first, measure the front of your own house. Chances are this house is much wider. Count your windows and then count these...Grace is the word here. flowing social/family space. Built during a less harried time, porch-sitting, watching world go by...I can't even talk about the back yard... AS-IS

Directions: Across from Watkins (cluster), just a short walk to Eastern Market, Barracks Row and the US Capitol Complex.

**516 13TH ST SE, WASHINGTON, DC 20003-2224**

List Price: \$488,500
Contr Date: 01-Feb-2011
Adv. Sub: CAPITOL HILL
Type: Semi-Detached
Model: E. MKT HIDE-AWA
BR: 2 **FB:** 1 **HB:** 1
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Street
Const: Brick
Showing Information: Email 1st-Lister, Restr Times, -
Showing Contact: call/text or email tom@realestateindc.c
Company: RE/MAX Allegiance, RMAX20
List Agent: Tom Faison

Own: Fee Simple, Sale
Close Date: 24-Mar-2011
Total Taxes: \$3,583
Close Price: \$493,000
ADC Map: 000
Area:
Acres: 0.03 **Yr Blt:** 1900
Gar/Cpt/Assign: 1 / 1
List Date: 05-Jan-2011
SC Home: (202) 255-5554
Office: (202) 547-5600
Home: (202) 255-5554

MLS#: DC7505940
Status: SOLD
Subsidy: \$10,000
Gr Rent:
HOA: **C/C:**
Tax Living Area: 1,120

Upd Date: 29-Mar-2011

DOMM/DOMP: 27/109
Fax: (202) 547-8890
Office: (202) 255-5554

Dock Conveys: Vacation: No**Water Front/View/Access:** //

Remarks: Light, Location & Lovely Interior are Key Components. Purse-Pleasing Price will get it done. This place literally exudes charm. Not charm like small, but charm like magical power. Such Feng Shui; centered stair, centered kitchen, centered fireplace, all centrally located with deep and lovely exterior space. Double check this location. Within 5 blocks of 2 Metros, Eastern Market and Barrack's Row.

Directions: Just 6 short blocks to Eastern Market, one and a half to Potomac Metro, and only 5 to Barrack's Row.

**512 13TH ST SE, WASHINGTON, DC 20003-2224**

List Price: \$525,000
Contr Date: 21-Mar-2011
Adv. Sub: CAPITOL HILL
Type: Attach/Row Hse
Model:
BR: 2 **FB:** 1 **HB:** 0
Heat/Cool/Wtr/Swr: Radiator/Natural Gas/None/None/Public/Public Sewer
Park: Street
Const: Brick
Showing Information: Call 1st-Lister, Lockbox-Sentrilock, All Days, 9 AM - 9 PM
Showing Contact: Joel Nelson
Company: Keller Williams Capital Prop., KWCP1
List Agent: Joel Nelson

Own: Fee Simple, Sale
Close Date: 05-May-2011
Total Taxes: \$3,642
Close Price: \$525,000
ADC Map: UNKNOWN
Area:
Acres: 0.03 **Yr Blt:** 1905
Gar/Cpt/Assign: 1 / 1
List Date: 18-Mar-2011
SC Home: (202) 243-7707
Office: (202) 243-7700
Home: (202) 243-7707

MLS#: DC7555010
Status: SOLD
Subsidy: \$400
Gr Rent:
HOA: **C/C:**
Tax Living Area: 1,068

Upd Date: 09-May-2011

DOMM/DOMP: 3/3
Fax: (202) 548-2900
Office: (202) 243-7700

Dock Conveys: Vacation: No**Water Front/View/Access:** //

Remarks: 1st open Sunday 3/20 2-4pm! Just one block from Potomac Ave Metro! Open floor plan w/ classic architectural details inc tiled entry foyer & chestnut panels along central stair. 2 BRs plus den! Flexible LL rec room, deep yard w/access to ally. \$500 credit to buyer if settlement is w/KVS Law.

Directions: From Pennsylvania Ave, north on 13th Street SE. House is on the right - JUST GO THROUGH WEEKEND!

**301 13TH ST SE, WASHINGTON, DC 20003-2211**

List Price: \$645,000
Own: Fee Simple, Sale
Contr Date: 24-Mar-2011
Close Date: 04-Apr-2011
Adv. Sub: CAPITOL HILL
Type: Semi-Detached
Model: #Lvls: 3 #Fpls: 1
BR: 3 **FB:** 1 **HB:** 1
Basement: Yes, Full, Partially Finished
Heat/Cool/Wtr/Swr: Radiator/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Street
Const: Brick
Showing Information: Show Anytime, Vacant, All Days, 9 AM - 9 PM
Showing Contact: Joel Nelson 202-243-7707
Company: Keller Williams Capital Prop., KWCP1
List Agent: Joel Nelson

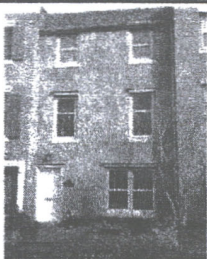
Total Taxes: \$4,652
Close Price: \$680,000
ADC Map: UNKNOWN
Area:
Acres: 0.03 **Yr Blt:** 1906
Gar/Cpt/Assgn: // **List Date:** 17-Mar-2011
SC Home:
Office: (202) 243-7700
Home: (202) 243-7707

MLS#: DC7554346
Status: SOLD
Subsidy: \$11,443
Gr Rent:
HOA: **C/C:**
Tax Living Area: 1,522
Upd Date: 20-Apr-2011
DOMM/DOMP: 8/8
Fax: (202) 548-2900
Office: (202) 243-7700

Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: 1st open Sunday 3/20 2-4pm! Historic charm & modern convenience! Classic details include antique pine floors original woodwork, eat-in kitchen. Unique deck, wrap-around gardens. Corner lot allows for xlarge rear bedroom! B&W tile/wainscot bath. Finished LL, separate storage & laundry. A few blocks to Eastern Market! \$500 credit to buyer if settlement is w/KVS Law.

Directions: From E Capitol, south on 11th Street, left on D Street, left on 13th Street. House on left. From Pennsylvania Avenue, north on 13th Street, house on left just below C Street.

**1112 D ST SE #1, WASHINGTON, DC 20003-2230**

List Price: \$769,000
Own: Fee Simple, Sale
Contr Date: 21-Mar-2011
Close Date: 26-Apr-2011
Adv. Sub: CAPITOL HILL
Type: Dwelling w/Rental
Model: #Lvls: 3 #Fpls: 2
BR: 3 **FB:** 2 **HB:** 1
Basement: No
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Drvwy/Off Str, Faces Rear
Const: Brick
Showing Information: Call 1st-Owner, Lockbox-Sentrilock, , -
Showing Contact: Steve Price
Company: Long & Foster Real Estate, Inc., LNG44
List Agent: Mitchell Story

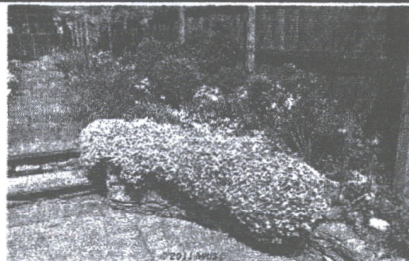
Total Taxes: \$5,549
Close Price: \$760,000
ADC Map: XXXX
Area:
Acres: 0.03 **Yr Blt:** 1970
Gar/Cpt/Assgn: // **List Date:** 18-Mar-2011
SC Home: (202) 546-0490
Office: (202) 483-6300
Home: (202) 270-4514

MLS#: DC7555697
Status: SOLD
Subsidy: \$2,750
Gr Rent:
HOA: **C/C:**
Tax Living Area: 2,160
Upd Date: 28-Apr-2011
DOMM/DOMP: 3/3
Fax: (202) 332-2413
Office: (202) 238-2873

Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Sun drenched, newly updated townhome w/1st floor unit & parking in Historic Capitol Hill near Eastern Market! Upper unit features newly redesigned gran't & SS kitch, Sep DRm, updated Ba's, Lrg MBr & Lrg 2nd BR-Guestroom-Den. Sunny 1st fl 1BR unit is completely sep & features wdrngFP & Wall of French Windows! 2 Car Parking & lovely rear terr. & deck rounds out a perfect "Hill" pkg! Open Su 12-3

Directions: Mass Ave to 10th St SE to left on D St SE to #1112 - PLEASE CALL OWNER FIRST BEFORE SHOWING! HE IS OFTEN HOME!

**1326 E ST SE, WASHINGTON, DC 20003-3005**

List Price: \$512,777
Own: Fee Simple, Sale
Contr Date: 19-Apr-2011
Close Date: 24-May-2011
Adv. Sub: CAPITOL HILL
Type: Semi-Detached
Model: #Lvls: 2 #Fpls: 1
BR: 2 **FB:** 1 **HB:** 1
Basement: No
Heat/Cool/Wtr/Swr: Heat Pump(s)/Electric/Central A/C/Electric/Public/Public Sewer
Park: Drvwy/Off Str
Const: Brick Front
Showing Information: Call 1st-Lister, All Days, 10 AM - 6 PM
Showing Contact: Rob Bergman
Company: RE/MAX Allegiance, RMAX17
List Agent: Robert Bergman

Total Taxes: \$3,826
Close Price: \$512,777
ADC Map: 6H4
Area:
Acres: 0.05 **Yr Blt:** 1907
Gar/Cpt/Assgn: // **List Date:** 15-Apr-2011
SC Home: (202) 262-3848
Office: (202) 338-8900
Home: (202) 546-1553

MLS#: DC7579196
Status: SOLD
Subsidy: \$0
Gr Rent:
HOA: **C/C:**
Tax Living Area: 1,016
Upd Date: 29-May-2011
DOMM/DOMP: 4/4
Fax: (202) 333-1468
Office: (202) 339-8066

Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Blazing with light and upgraded from the slab up including tankless hot water and top quality Marvin windows. Four rooms deep on the main level. including solid maple flooring, wood burning fireplace, laundry closet, storage closet, pantry, powder room, kitchen w/silestone counters opening to a bonus den/family room with French doors open to the DEEP, lushly landscaped rear garden and Parking.

Directions: *****PLEASE, NO SHOWINGS UNTIL THE OPEN HOUSE*****OPEN SUNDAY APRIL 17, FROM 3PM-5PM*****

**328 13TH ST SE, WASHINGTON, DC 20003-2236**

List Price: \$500,777
Own: Fee Simple, Sale
Contr Date: 27-May-2011
Close Date: 10-Jun-2011
Adv. Sub: CAPITOL HILL
Type: Attach/Row Hse
Model: #Lvls: 3 #Fpls: 0
BR: 2 **FB:** 1 **HB:** 0
Basement: Yes, Full, Partially Finished
Heat/Cool/Wtr/Swr: Radiator/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Drvwy/Off Str
Const: Brick
Showing Information: Call 1st-Lister, , -
Showing Contact: Rob Bergman
Company: RE/MAX Allegiance, RMAX17
List Agent: Robert Bergman

Total Taxes: \$3,430
Close Price: \$443,777
ADC Map: 6K5
Area:
Acres: 0.04 **Yr Blt:** 1971
Gar/Cpt/Assgn: // **List Date:** 26-May-2011
SC Home:
Office: (202) 338-8900
Home: (202) 546-1553

MLS#: DC7611632
Status: SOLD
Subsidy: \$10,000
Gr Rent:
HOA: **C/C:**
Tax Living Area: 960
Upd Date: 28-Jun-2011
DOMM/DOMP: 1/1
Fax: (202) 333-1468
Office: (202) 339-8066

Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: CARED FOR FEDERAL. Perfect live-in fixer upper. Well maintained and updated by the same owner for the past 30 years. Now looking for the next generation care taker. Two bedrooms, One and a quarter baths, full basement with outside entrance, central A/C. Deep rear yard with parking. Many Possibilities. Great neighbors and a new community garden on the corner.

Directions: *****Showings begin Tuesday May 31*****Listing agreement buyer exclusion*****