

BZA Case No. 18234

Application of Erin Gorman and Utku Aslanturk
Square 1042, Lot 810

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**SUPPLEMENTAL STATEMENT IN SUPPORT OF USE VARIANCE
TO ALLOW A SINGLE FAMILY DWELLING ON AN ALLEY LOT AND
ADDITIONAL REQUEST FOR AREA VARIANCE FROM LOT SIZE**

INTRODUCTION

We, Erin Gorman and Utku Aslanturk, submit this supplemental statement to the Board of Zoning Adjustment ("Board" or "BZA") in support of our application for a use variance to allow a single-family dwelling on an alley lot at Lot 810 in Square 1042. The Board held an initial hearing on our application on July 19, 2011, but continued the hearing until September 13, 2011, to allow us time to submit this information. In preparing this supplemental information, we discovered the need for an additional area of relief and we thus amend our application to request an area variance from the minimum lot dimensions for the R-4 District under section 401.3 of the Zoning Regulations, as discussed in greater detail below.

THE USE VARIANCE

Under the use variance test, an applicant must demonstrate that (i) the property is affected by exceptional or extraordinary conditions inherent in the property that (ii) create an undue burden in meeting the strict application of the zoning requirement, and (iii) that the granting of the variance will not pose a harm to the current zone plan.

First Prong of Variance Test: Exceptional or Extraordinary Conditions

Our alley lot is affected by the following exceptional or extraordinary conditions:

1. Unusually large lot size.

Lot 810 has a land area of 2,448 square feet, which is unusually large for an alley lot in the R-4 District, and is significantly larger than the other three alley lots within the square, which are adjacent to our property. A plat from the D.C. Property Quest website is attached that shows the relative size of these alley lots. Lot 809 has a land area of just 612 square feet, Lot 808 has 641 square feet and Lot 807 has 1,608 square feet, and lot 806 has just 100 square feet. While larger alley lots can be found in the square to the south, this area is zoned C-M-1 and the alley lots are used for automobile service and repairs.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18234
EXHIBIT NO. 35

BZA Application No. 18234
Supplemental Statement September 7, 2011
Page 1

Board of Zoning Adjustment
District of Columbia
CASE NO. 18234
EXHIBIT NO. 35

2. Corner Location in Alley.

The alley lot is also unusual in that it is a corner alley located, located along both a 30-foot wide interior alley (running east-west within the block) and a 16-foot wide alley, which provides street access to the north (E Street) and south (D Street).

3. Isolated Ownership.

Because we do not own any other property within the square, there is no opportunity for us to consolidate this alley lot with a lot having street frontage to make it conforming for use as a residence.

4. Site Historically Used for Commercial Purposes.

Square 1042 is split-zoned, with the eastern half located in the C-2-A District and the western half located in the R-4 District. Although located in the residential half of the square, our alley lot was historically associated with manufacturing and commercial uses located on the property across the 16-foot alley to the east, now occupied by Safeway. In the early nineteenth century, Lot 810 was owned by the National Capitol Brewery and later the Carry Ice Cream Company, the Meadow Gold Company, and Beatrice Foods. Historical documents previously submitted with our application suggest that the building on Lot 810 may have been used as worker housing for the brewery; subsequent uses may have also been commercial in nature. In 1958, the property on the east side of the 16-foot alley was zoned for commercial uses while the west side was zoned residential. However, Lot 810 continued to be associated with the commercial purposes across the alley until approximately 1988, when Beatrice Foods sold the property to an individual. Any nonconforming commercial uses on the site have since been discontinued.

5. Lot 810 Not Used for Productive, Economic Purposes Since Late 1980s.

Our alley lot has not been used for any productive uses since the late 1980s/early 1990s when it was severed from the commercial uses across the alley. Instead, it became a dumping ground for trash and refuse, creating a nuisance for the neighborhood. The owners of the property at the time could not keep up with the property taxes and the property was sold at a tax sale in 2008.

We purchased the property in 2010 because it was identified as a "buildable lot," in the R-4 District. The R-4 District permits single family residential uses and flats on lots with a minimum of 1,800 square feet. It was only after we purchased the property, upon an inquiry to the D.C. permit branch and the Department of Consumer and Regulatory Affairs ("DCRA"), that we learned about alley lots and potential restrictions on our ability to construct our family house on the property. With the assistance of our architect, we filed this variance application.

*BZA Application No. 18234
Supplemental Statement September 7, 2011
Page 2*

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continuing productive use of the alley lot.

3. Analysis of Other but Ultimately Infeasible Uses.

We explored more closely the feasibility of establishing (i) an artist studio; (ii) a private garage; (iii) car-sharing spaces, and (iv) a farm or truck garden. Each of these is discussed in turn below.

*BZA Application No. 18234
Supplemental Statement September 7, 2011
Page 3*

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a. Artist Studio

As an alternative to a single-family dwelling, we could potentially construct a building to house an artist studio on the site, provided it was economically viable. Based on an estimate prepared by Acacia Bank for our broker, the Smith Team at Prudential, construction costs for an artist studio would be approximately \$253,000, which would require monthly payments of approximately \$1,863 to service the debt on a seven-year commercial loan at 6.5 percent. (See Prudential Smith Team letter attached with Acacia Bank estimate). Acacia cautioned us, however, that its analysis was extremely aggressive and optimistic. The Acacia representative advised that commercial loans may not be available at all for artist studio space because there is no adequate basis for an appraisal. If such a product exists, he believes that the interest rate would be much higher than 6.5 percent and that a much larger down payment would be required. In fact, this was borne out through our efforts with SunTrust Bank, Capital One Bank and PNC Bank. We asked the commercial loan departments at each of these bank for similar estimates but none was able to provide one because they were unable to determine the commercial resale value of the property.

Nevertheless, using the "best case" scenario estimate from Acacia Bank, our broker analyzed whether an artist studio was economically feasible. Our broker's research indicated that rental rates for artist studio range only from \$300 to \$650 per month, which would not cover the debt service on the construction. Our broker specifically noted that there were no studios for sale on the market, which in his professional opinion, demonstrated that the rental rates could not justify the cost of construction. It did not demonstrate a lack of supply. (See attached Prudential Smith Team letter.)

Our own research also suggests that rental rates can vary widely in the Washington Metropolitan Area, depending on the quality of the space and its location. For studio space associated with an established gallery, such as the Touchstone Gallery at 901 New York Ave., N.W., rates of up to \$6.40 a square foot can be charged for space with large windows for natural light. (See attached research results.) For shared studio space in Tenleytown, the rates can be as low as \$0.30 per square foot. Studio space in the Brookland/Catholic University area, with 14-foot ceiling heights, can command rents of approximately \$1.00 per square foot. Rental rates also vary based on the art medium, with metal working, glass making or other media that require heavier equipment or processing warranting higher rents. For our purposes, we assumed average studio space with ceiling heights of 14 feet, comparable to the Brookland/Catholic University area. We estimate that we would be able to construct four studios at approximately 450 square feet each, which would generate income of no more than \$1800 month. This does not service the monthly debt of \$1,863 month on the property even under Acacia's highly optimistic, best case scenario and does not take into account the land cost or other variables. Based on our discussions with PNC, Capital One, SunTrust and even Acacia, it is more likely that we would not be able to get financing to construct artist studio space.

b. Parking Garage

We also explored the possibility of constructing a parking garage on the alley lot. Based on a standard parking space size of 9 feet by 19 feet, approximately six cars could be accommodated in a newly constructed garage structure. Based on an estimate provided by Dila Construction, it would cost approximately \$240,000 to build a six-car garage. (See attached copy). The estimate includes the cost of excavation, foundation, framing, roof, doors, electricity, plumbing/sprinkler system, insulation, fire-rated drywall, security fencing, and an automatic entry gate system.

Our broker conducted a search of garage spaces in the Capitol Hill area. Comparable properties sold in the area for \$150,000 (523 9th St SE) and \$135,000 (2 F St). The broker also considered 1216 Rear D Street, S.E., which sold for \$310,000 after an asking price of \$550,000 for a site three times as large as our alley lot. These sale prices indicate that the cost of construction, at \$240,000, could never be supported based on these sales values and that no bank would extend credit on this basis.

c. Car-Sharing Spaces; Farm or Truck Garden

According to our broker, off street, non-secured parking spaces range in price from \$125 to \$150 per month. The costs of hiring a firm to do monthly upkeep on the lot (grass cutting, rubbish removal, snow removal, de-icing) would consume a significant portion of the 'best case' monthly income of \$300 per month. The best case monthly income would take over 16 years to generate a return of the \$52,000 purchase amount alone. We expect that a farm and truck garden would yield similar income levels.

4. Discussion

In researching the use variance test, we discovered that the Board has treated alley lot cases such as ours as both area variances and use variances. In the Alley Cat Mews case (BZA No. 17656), the Board directly addressed the question of whether an alley lot variance should be deemed a use variance or an area variance and ruled it was a use variance. However, in many prior cases, which were not specifically overruled by the Board, such requests were treated as area variances, including BZA Case No. 14491, which was later appealed to the D.C. Court of Appeals in *Gilmartin v. D.C. Board of Zoning Adjustment*, 579 A.2d 1164 (D.C. 1990). We understand that the *Gilmartin* case is one of the seminal court decisions that clarified the distinction between the type of proof required for a use or area variance.

In the underlying BZA case, the Board determined that relief from the prohibition against conversion of an existing building on an alley lot was an area variance:

Based on the record, the Board concludes that the applicant is seeking an area variance. Single-family dwelling use is permitted on an alley lot. The variance requested relates not to the use but to a physical characteristic of the lot itself, i.e.,

the width of the alley is the only item at issue.... The granting of an area variance requires a showing of a practical difficulty....

BZA Decision in Case No. 14491, October 7, 1987 at 3. This conclusion of the Board was not challenged before the court.

We note that single-family dwellings are explicitly permitted on alley lots and, in fact, are the *only* type of residential use permitted on an alley lot. The relief we are requesting is dimensional, in that not all of the alleys in the square are 30 feet wide, consistent with the Board's conclusions in the underlying *Gilmartin* case.

While we recognize that the Board has most recently viewed such alley lot cases to be use variances, the decisions over the last thirty years highlight the fact that these cases are not easily classified and suggest that perhaps they should be treated as *de minimus* use variances. This is supported by the D.C. Court of Appeals recent decision in *Oakland Condominium v. D.C. Board of Zoning Adjustment*, 2011 WL 2149636 (D.C.) where the court upheld the Board's granting of a use variance for a rooming house with extra rooms in the R-5-D District. The court found that the relief was minor relative to the vibrant and active community in which the property is situated. Here, construction of a single family dwelling in an R-4 District is exactly the type of use contemplated for this area and the alley width is the only factor limiting establishment of this use. The mere width of the alley is minor in comparison to our otherwise conforming use that will contribute significantly to the vibrant and active residential community of Capitol Hill.

As the Board stated in BZA Case No. 18017, we do not need to prove that our alley lot cannot be used for another matter-of-right use; instead, we must demonstrate that it would be unduly burdensome for us to do so. See BZA Transcript in Case No. 18017, March 16, 2011, 6-19. In BZA Case 18017, the applicant was not only requesting a residential use on an alley lot where the alley was less than 30 feet wide, it was also requesting to increase the residential density to use as a two-family dwelling. There, the Board found that the property was derelict and had been unproductive for more than 17 months. It determined that the property unduly burdensome if it had to convert the property to a permitted use and granted the application.

Our property has been derelict and nonproductive for many years now, causing it to be sold in a tax sale in the late 1980s. Since the discontinuance of the properties commercial use, no one has been able to put the property to a viable use. Our proposed single family dwelling would return the property to productive use and eradicate the nuisance that this property has become to the neighbors. Based on the evidenced that we have discussed above, it would be unduly burdensome for us to use the property as an artist studio, a garage, open parking spaces or a farm or truck garden. In light of the surrounding residential community, a single-family detached dwelling is the most appropriate and reasonable use for the site.

Third Prong of Variance Test: No Harm to Zone Plan

The proposed variance can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan. As noted above, a single-family dwelling is the precise type of use contemplated for the R-4 District, including alley lots, and thus is fully consistent with the intent of the zone district. We only seek a deviation from the provisions on alley widths. In its report dated July 12, 2011, the Office of Planning agreed that our proposed single-family dwelling would not likely have a negative impact on the light and air to adjacent properties and would not negatively affect pedestrian or vehicular movements within the alleys or in adjacent streets. While OP suggested that our house might be negatively affected by the abutting Safeway and basketball courts, we note that other matter of right residences in the block are equally affected -- and not necessarily negatively -- by these adjacent uses. We believe these adjacent uses are customarily and incidental to an urban neighborhood such as Capitol Hill and add to the vibrancy of our community.

Our proposed use will also help protect Capitol Hill's system of historic alleys by maintaining the small scale quality of these interior areas, consistent with the Comprehensive Plan policies for alleys. (Policy CH-1.1.7). Further, under the proposed Zoning Regulation Revisions, the Office of Planning and the Zoning Commission have recognized the unique qualities of Capitol Hill alleys and have recommended provisions to allow the adaptive reuse of alley structures and the creation of new ones where determined appropriate based on access and utility availability. See "Low/Moderate Density Residential Zoning Commission Guidance," June 8, 2009.

Finally, we have the full support of the Capitol Hill Restoration Society and the Advisory Neighborhood Commission for the proposed use variance. In fact, there are no community groups or individual residents who oppose this application. The community specifically objected to the derelict condition of the property over the past decade as having severe adverse impacts on the community. They view a single family dwelling as the only acceptable use for the property. Consequently, there is no harm to the intent, purpose or integrity of the zone plan.

[continued on next page]

LOT AREA VARIANCE

We amend our application to also include a request for an area variance from the minimum lot dimensions for a detached single-family dwelling in the R-4 District. Under section 401.3, the minimum lot area for a single-family detached dwelling is 4,000 square feet whereas our lot has only 2,448 square feet of land area. (See forms attached). We meet the area variance test, as follows:

Exceptional and Extraordinary Conditions

1. **Lot Size Pre-Dates Current Zoning Regulations**

Lot 810 has been in existence since at least 1924, based on a deed located in the Land Records of the District of Columbia. See Document No. 192409100079 recorded on September 10, 1924 among the Land Records of the District of Columbia. It pre-dates the current Zoning Regulations, which require a minimum of 4,000 square feet of lot area for a single-family detached dwelling in the R-4 District and was historically used for commercial purposes. However, it does have enough land area for a row dwelling, which only requires 1,800 square feet of land. While an alley lot with 2,448 square feet is unusually large, it is not large enough to meet the minimum area requirements for a detached single-family dwelling.

2. **No Ownership in Adjacent Properties**

We do not have common ownership in any of the properties that abut Lot 810 that would allow us to enlarge the lot to meet the minimum dimensions for use as a single-family dwelling.

3. **No Adjacent Buildings Abut Lot 810**

There are no adjacent buildings or structures that abut the property line of Lot 810 that would allow us to construct a row dwelling on our property.

4. **Site Historically Used for Commercial Purposes.**

Square 1042 is split-zoned, with the eastern half located in the C-2-A District and the western half located in the R-4 District. Although located in the residential half of the square, our alley lot was historically used for commercial purposes up until the 1980s and was associated with manufacturing and commercial uses located on the property across the 16-foot alley to the east, now occupied by Safeway. In the early nineteenth century, Lot 810 was owned by the National Capitol Brewery and later the Carry Ice Cream Company, the Meadow Gold Company, and Beatrice Foods. In 1958, the property on the east side of the 16-foot alley was zoned for commercial uses while the west side was zoned residential. However, Lot 810 continued to be associated with the commercial ventures across the alley until approximately 1988, when

Beatrice Foods sold the property to an individual. The nonconforming commercial uses have since been discontinued.

5. *Lot 810 Not Used for Productive, Economic Purposes Since Late 1980s.*

Our alley lot has not been used for any productive uses since the late 1980s/early 1990s when it was severed from the commercial uses across the alley. Since that time, it has become a dumping ground for trash and refuse, creating a nuisance for the neighborhood. The previous owners of the property could not keep up with the property taxes and the property was sold at a tax sale in 2008. We have done our best to secure the property, but it remains an unattractive and unproductive site and we desire to correct that situation.

Practical Difficulties

We face several practical difficulties in trying to meet the area requirements for a single-family detached dwelling in the R-4 District. First, we cannot expand the lot area in either direction because we do not own the adjacent property. Second, we cannot use the property for a row dwelling, which only requires 1,800 square feet of lot area, because there are no abutting dwellings that would allow us to connect to an existing row of houses. Third, an artist studio in a building on an alley lot still requires a lot area of 4,000 square feet, so that alternative use is not available to us. Finally, the other alternative uses listed under the use variance test above would create an undue burden on us, as discussed above.

The Board has previously concluded that such conditions create practical difficulties in meeting the strict application of lot dimensions of the Zoning Regulations. For example, in BZA Case No. 15057, the Board granted an area variance for the lot dimensions for a row dwelling, finding that the

subject lot was created prior to the existing Zoning Regulations becoming effective. The Board concludes that the subject lot is located between two row houses and cannot be expanded in either direction. Any construction must be done within the area presently existing. The Board concludes that this condition creates a practical difficulty for the applicant in developing the property consistent with the Zoning Regulations.

BZA Order in Case No. 15057, October 27, 1989, at 3.

No Harm to Zone Plan

The proposed lot area variance can likewise be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan. As described under the use variance test, a single-family dwelling is the precise type of use contemplated for the R-4 District, including alley lots, and thus is fully consistent with the intent

of the zone district. The house has been attractively designed to be compatible with the surrounding community.

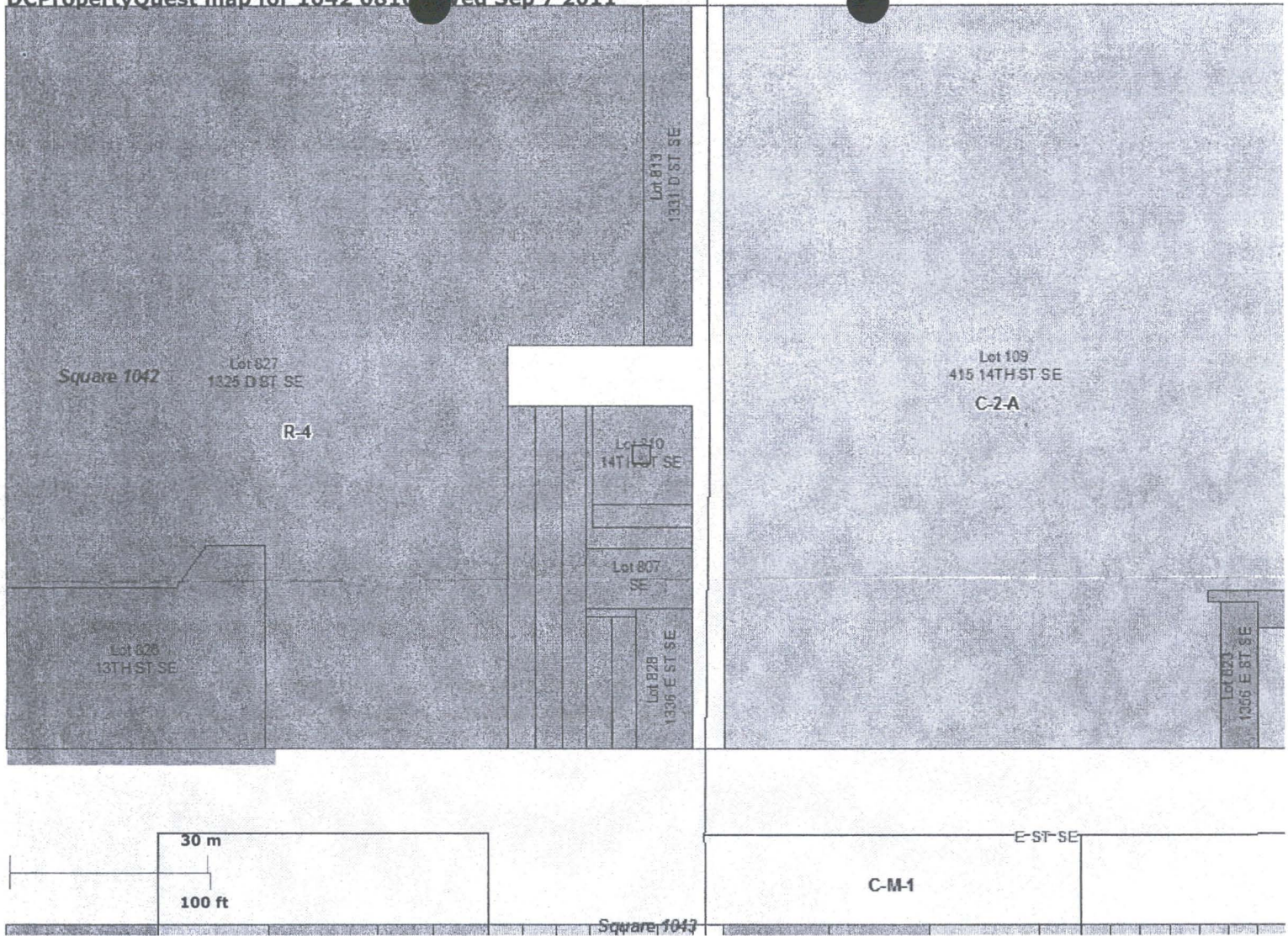
As is also discussed above, we have the full support of the Capitol Hill Restoration Society and the Advisory Neighborhood Commission for the proposed single family dwelling. In fact, there are no community groups or individual residents who are in opposition. The community specifically objected to the derelict condition of the property over the past decade as having severe adverse impacts on the community. They view a single family dwelling as the only acceptable use for the property. Consequently, there is no harm to the intent, purpose or integrity of the zone plan.

CONCLUSION

For all the reasons stated above, the application should be granted.

ATTACHMENTS

1. Plat of Surrounding Properties from DC Property Quest website
2. Prudential Smith Team and Acacia Bank Letters
3. Artist Studio Real Estate Listings
4. Construction Estimate for Artist Studio
5. Updated BZA forms





Prudential Carruthers REALTORS®

216 7th Street, SE

Washington, DC 20003

Bus 202 393-1111 Fax 202 393-8222

www.prudentialcarruthers.com

wishes to park one's car close to their residence. Comparable properties sold in the area for \$150,000 (523 9th St SE) and \$135,000 (2F St Terrace). We also considered 1216 Rear D St SE, which sold for \$310,000 after an asking price of \$550,000 for a lot with storage of approximately 7362 SF (or roughly three times the 2448 sq ft of your alley lot in Square 1042). The rental for garage spaces and parking spaces for the metro DC area ranged from \$150 per month to \$250 per month.

We believe that six cars could be accommodated in a newly constructed garage structure, yielding an estimated income of \$1050 per month. This income would be insufficient to generate a return of the principal investment in a reasonable time frame and insufficient to service the debt associated with additional costs of construction, security, and upkeep. Based on the information you provided us, carrying costs for a newly constructed garage on the property would be approximately the same as an artist studio(see above) including security and maintenance costs.

Uncovered parking spaces on an alley lots are limited to two car-sharing vehicles under a matter of right scenario. Off street, non-secured parking spaces ranged in price from \$125 to \$150 per month. The costs of hiring a firm to do monthly upkeep on the lot (grass cutting, rubbish removal, snow removal, de-icing) would consume a significant portion of the 'best case' monthly income of \$300 per month. The best case monthly income would take over 16 years to generate a return of the \$52,000 purchase amount alone. We expect that a farm and truck garden would yield similar income levels.

Based on our studies, we conclude that an artist studio, parking garage, uncovered parking spaces, or a farm or truck garden are not economically viable uses on your alley lot in Square 1042.

Sincerely,

8/31/11

The Smith Team at Prudential Carruthers Realtors

John Smith



Prudential

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August 31, 2011

Mr. Utku Aslanturk and Ms. Erin Gorman
1242 Pennsylvania Ave., S.E.
Washington, D.C. 20003

Dear Utku and Erin:

This letter confirms the research we conducted on your behalf to determine the viability of establishing an artist studio or a private parking on your alley lot on Capitol Hill. The Smith Team at Prudential Carruthers Realtors specializes in residential and commercial real estate sales with a focus on Capitol Hill. We have over two decades of experience and are intimately familiar with every aspect of the Capitol Hill real estate market and surrounding District neighborhoods.

In order to determine the viability of an artist studio on your property, we researched the market demand for artist studios for sale. The sales information allows us to assess whether the average rental rates generated by artist studios is sufficient to cover the carrying costs for newly constructed artist studio space. Our search was limited to studios where artists worked, but did not live, to comport with what is permitted on alley lots as a matter of right under the District's zoning regulations in the R-4 District, which encompasses a significant part of Capitol Hill. We found that this parameter significantly narrowed the search in that many artists cannot afford separate housing and studio space and generally seek out space where they can work and live.

The search yielded no results for sales of artist studio space. In our professional opinion, the absence of artist studios for sale on the market is evidence that it is not economically viable to construct artist space for sale or rent. It is not evidence of a lack of supply. The rental income generated by an artist studio is simply insufficient to cover the carrying costs of new construction. Based on the worksheet prepared by Acacia Federal Savings Bank (copy attached), new construction costs for an artist studio are estimated at \$253,000, which would require monthly payments of approximately \$1900 to service the debt on a 7-year commercial loan at 6.5 percent. However, rental data from the metro DC area shows a range of rental rates for artist studio space at only \$300 to \$650 per month. We note that new construction for habitable space requires full utility connections, including the installation of new water and sewer lines to the alley lot, which represents a significant percentage of the construction cost for either an artist studio or a single family dwelling.

Garage spaces for sale were also included in the search. Unlike the geographic search scope for artist studios, the garage search was confined to Capitol Hill as one normally

PRELIMINARY CLOSING COST WORKSHEET

LOAN TYPE : FIRST T	7 YR CALL	APPRAISED VALUE	\$345,000
		DOWNPAYMENT	\$69,000
		LOAN AMOUNT (1st trust)	\$276,000
		LOAN AMOUNT (2nd trust)	\$0
		5/1 INTEREST ONLY	0.000%
		INTEREST RATE (2nd trust)	0.000%
		5/1 PRINCIPAL+INT	0.000
		7 YEAR CALL	6.500%
		ANNUAL TAXES	\$3,000

PREPARED FOR: Gorman/Aslanturk
DATE 8/26/2011

CLOSING COSTS (1st TRUST)

DISCOUNT POINTS (2%)	\$5,520.00
CREDIT REPORT(S)	\$58.00
APPRAISAL	\$2,750.00
SETTLEMENT FEES	\$1,250.00
TITLE INSURANCE OWNERS	\$924.60
TITLE INSURANCE LENDERS	\$1,490.40
RECORDING FEE	\$250.00
RECORDATION/TRANSFER TAX	\$7,590.00
PROCESSING FEE	\$595.00
TAX SERVICE FEE	\$57.00
REALTOR FEE	\$0.00
SURVEY FEE	\$195.00

PREPAID ITEMS:

HOME OWNERS INS OR HO6 POLICY	\$1,500.00
HOME OWNER INS RES	\$0.00
PER DIEM INTEREST	\$737.26
FLOOD CERTIFICATION	\$12.50
TOTAL CLOSING COSTS	\$22,930 (1st TRUST)

TOTAL CLOSING COSTS (BOTH TRUSTS)

\$22,930

CASH NEEDED:

DOWNPAYMENT	\$0.00
PLUS TOTAL CLOSING COSTS (BOTH TRUSTS)	\$22,930.00
SELLER CONCESSION	\$0.00
LOAN AMOUNT	\$276,000.00
LENDER CREDIT	\$0.00
CASH FOR CONSTRUCTION	(\$253,070)

MORTGAGE PAYMENT

	7 YEAR CALL
(PRINCIPAL & INTEREST)	\$1,863.00
TOTAL PAYMENT	\$1,863.00

PLEASE NOTE: ALL NUMBERS ABOVE ARE ESTIMATES ONLY...ACTUAL FIGURES MAY BE DIFFERENT.

PREPARED BY: CHRIS COX
OFFICE/CELL 202 543-6830/202-302-0070
Acacia Federal Savings Bank



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EXHIBITIONS

OPPORTUNITIES

CLASSES & WkSHOPS

SPACE

PARTICIPATE

SPACE

SPACE

Artist Studios available NE DC

Now until filled Several artist studios are available in an 8 studio secure long-established artist-managed warehouse with a history of major artists working there. Walking distance to Brookland and Rhode Island Avenue metro stations. Minutes from Home Depot in NE, DC. Loading dock with fenced yard. Each studio is approximately 630 square feet, 14 foot ceilings, loft storage. Two studios at \$ 600/month plus utilities. One at \$ 650/month plus utilities. There is a possible additional shared studio with a current tenant who is a painter. One of the studios at \$ 600 can be physically divided (at the new tenant's cost) to share. Shared utilities are additional. Contact:

jeffspaulding999@aol.com * Location: Northeast DC - Catholic U area ELIGIBILITY: Open to all professional working artists.

DEADLINE: ongoing until filled

Info: 2023602575 / jeffspaulding999@aol.com

Submit a listing to ArtList DC:

Exhibition
Opportunity
Other

Become a member of WPA

D/SEEN

Snapshots from area openings and art events.

Submit my photo to D/Seen

Visit the WPA website

Area Blogs

Adventures of Hoogrrl

Art @ the Katzen

ArtCade Forum

ArtDC.org

Central Intelligence Art

Daily Campello Art News

grammar.police

hatchets and skewers

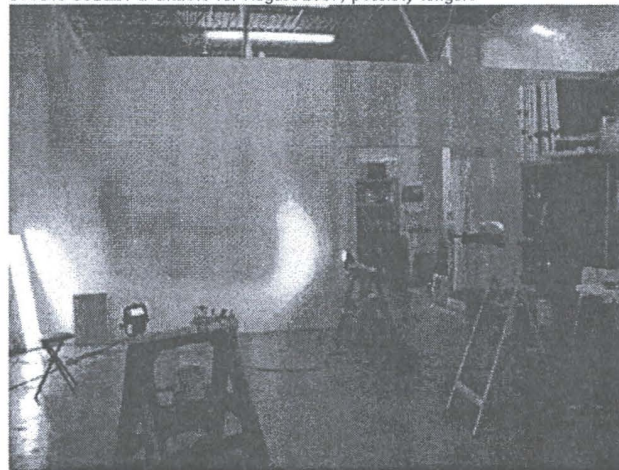
SignalFire

Solarize this

Thinking About Art

UrbanCode

STUDIO SUBLET available for August 2009, possibly longer.



\$300/month, includes water/electric.

I am looking for someone to sublet my studio space in Mount Rainier for August 2009. It is located on Wells Ave., off Otis Street in Mount Rainier, MD, adjacent to other studios in the Mount Rainier studio complex.

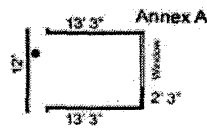
The space is approximately 550 square feet, 14 foot ceilings and has great natural light from the skylight above. There is parking directly in front of the studio, and there are windows in the back of the space which can be opened for cross ventilation. The studio has two ceiling fans, a sink and bathroom.

If any interest, please contact:

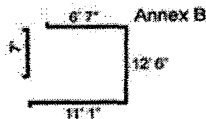
info@tsablas.com

Rent Annex rooms at Touchstone Gallery to exhibit 2009-2010
ANNEX A, ANNEX B and ANNEX C at Touchstone Gallery.

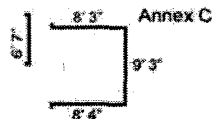
The cost to rent the Annex A is \$1000 per month.



The cost to rent the Annex B is \$900 per month.



The cost to rent the Annex C is \$700 per month.



The cost to rent the Annex A is \$1000 per month. The cost to rent the Annex B is \$900 per month. The cost to rent the Annex C is \$700 per month. The price includes - Gallery representation for duration of exhibition during gallery regular business hours - Advertisement on Touchstone's website - Distribution of your promotional materials to Gallery's press contacts and mailing list - Option of your having an opening reception (the same time as opening reception for other exhibitions happening that month) - No commission taken by Gallery on sold works The Annex is available to artists, art dealers and independent curators on monthly basis. We are currently reviewing exhibition proposals for 2009-2010.

ELIGIBILITY: All artists.

GUIDELINES: See more information above.

DEADLINE: Open until filed

ENTRY FEE: \$ JURORS: Exhibitor needs to get gallery's board approval.

DETAILS: Please contact Ksenia Grishkova at 202-347-2787 or at touchstonegallery@verizon.net for additional information.

MORE INFORMATION AVAILABLE AT: http://www.touchstonegallery.com/Rent_Annex.html

Info: 347.2787 / info@touchstonegallery.com / www.touchstonegallery.com

Great Studio Space for Rent

Wisconsin Avenue between Tenley metro and Friendship Hts. metro.

Jewelry artists, painter and printmaker/graphic designer are looking for a dedicated artist to share our incredible 1500 sq. ft., light filled open Studio space.

We collaborate and cross-pollinate; we have art shows, workshops, live music and lectures. Rent is \$425 a month (incl. utilities, alarm, fax, wifi, personal work space and 24-hour access.)

Contact Gaylefriedman1@gmail.com

Affordable Artist Studios in Takoma DC

From 190 SF @\$236 month to 970 SF @\$1154 month, utilities included (\$14.25 per square foot per year)

ELIGIBILITY: open to all artists

GUIDELINES: shown Wednesdays 6-8 PM, 6925 Willow Street NW

DEADLINE: NONE

ENTRY FEE: NONE

JURORS:

DETAILS: Contact: Jamie Downs Info: 2028820740 / ASalonDC@verizon.net / www.asalondc.org

Studio Space

ongoing

Now accepting applications to become a resident artist at VisArts at Rockville. Application on our website. 188sq feet of studio space. All media considered.

ELIGIBILITY: All media considered

GUIDELINES: Please fill out the resident artists application

DEADLINE: none

ENTRY FEE: \$50

JURORS: none

DETAILS: <http://www.visartscenter.org/residentartists.html>

Info: 3013158200 / galler@visartscenter.org / visartscenter.org

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\$250 Parking Space for Rent (Logan/Dupont) (map)

Date: 2011-08-07, 8:26PM EDT

Reply to: hous-ruaue-2535232833@craigslist.org [Errors when replying to ads?](#)

Secured garage parking available for rent at 14th and Church Streets.

Church Street at 14th Street ([google map](#)) ([yahoo map](#))

- Location: Logan/Dupont
- it's NOT ok to contact this poster with services or other commercial interests

PostingID: 2535232833

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[washington, DC craigslist](#) > [district of columbia](#) > [housing](#) > [email this posting to a friend](#)
[parking & storage](#)

[Stating a discriminatory preference in a housing post is illegal - please flag discriminatory posts as prohibited](#)

Avoid scams and fraud by dealing locally! Beware any arrangement involving Western Union, Moneygram, wire transfer, or a landlord/owner who is out of the country or cannot meet you in person. [More info](#)

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[prohibited](#)

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[best of craigslist](#)

\$250 WANTED: Parking near Capitol, 3rd and East Capitol (Capitol Hill)

Date: 2011-08-10, 8:32AM EDT

Reply to: hous-mqssq-2501739488@craigslist.org [Errors when replying to ads?]

Longtime resident wants offstreet parking near 3rd and East Capitol. Can pay up front for annual lease.

- Location: Capitol Hill
- it's NOT ok to contact this poster with services or other commercial interests

PostingID: 2501739488

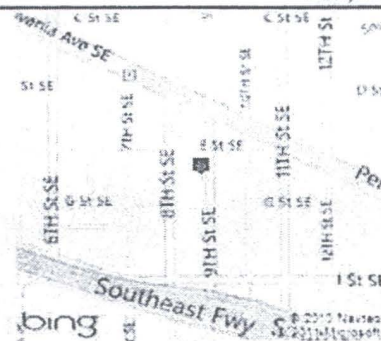
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DC7166547
Residential Synopsis - Customer
523 9TH SE, WASHINGTON, DC 20003



Page 8 of 10
09-Aug-2011
3:10 pm

Status: SOLD
List Price: \$150,000
Ownership: Fee Simple - Sale
BR/FB/HB: 0/0/0
Lot AC/SF: 0.03/1,447.00
Lvls/Fpls: 1 / 0
Tot Fin SF: 0
Tax Living Area:
Year Built: 1950
Total Tax:
Tax Yr:
Ground Rent:
Style: Other
Type: Garage/Park Space



Close Price: \$150,000

Close Date: 01-Nov-2009

Subsidy: \$0

Contract Date: 25-Sep-2009

Foreclosure: No

Auction: No

Potential Short Sale: No

Legal Sub:

HOA Fee: /

Adv. Sub: Capitol Hill

C/C Fee: /

ADC Map: 6H5

Model:

Condo/Coop Proj Name:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	0	0	0	0	0	0	ES:
FB:	0	0	0	0	0	0	MS:
HB:	0	0	0	0	0	0	HS:

Exterior:

Exposure:

Exterior Const: Brick

Roofing:

Other Structures:

Lot Desc:

Basement: No

Parking: Drwy/Off Str, Garage, Private 1-10 Spaces

Gar/Crpt/Assgd Spaces: 3//

Heating System: None

Heating Fuel: None

Water: None

Hot Water: None

Cooling System: None

Cooling Fuel: None

Sewer/Septic: None

Soil Type: Urban Land-Sassafras-Chillum

Appliances:

Amenities: Other

HOA/C/C Amenities:

Remarks: 523-529 9th SE is a 3 car garage. Lot 836 (survey on kittykaup.com) \$150,000. Garage sits back from west lot line where cars park in front of garage which land is part of the lot 836. Vacant land adjacent on south wall of garage is \$70,000 Lot 837 Sq.926, R-4 zoning. See spearate mrir #DC7166583 for vac land sale.

Directions: 8th Street to alley at 520 8th Street SE next to Capitol Hill Veterinary Clinic. Off 295 at 6th Street Exit to 8th Street SE

Listing Co: Coldwell Banker Residential Brokerage, CBRB52

List Date: 23-Sep-2009

DOM-MLS/Prop: 3/3

Courtesy of: Aaron Smith on behalf of Aaron Smith
Home: (202) 498-6794 Office: (202) 608-1752
Cell: (202) 498-6794 Email: awsmith@mrir.com
Company: Prudential Caruthers REALTORS
Office: (202) 608-1880 Fax: (202) 608-1881

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DC6989656

Residential Synopsis - Customer

1216 REAR D ST SE, WASHINGTON, DC 20003-2217

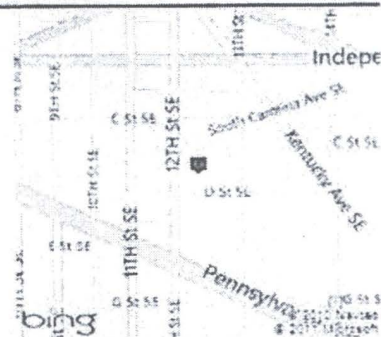
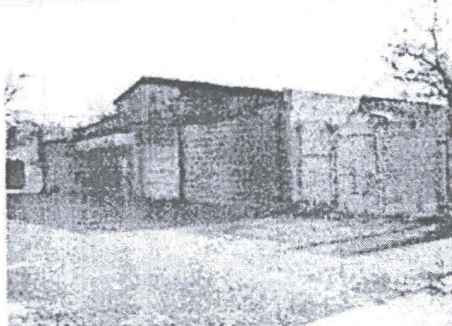


Page 3 of 15

09-Aug-2011

3:11 pm

Status: SOLD
 List Price: \$400,000
 Ownership: Fee Simple - Sale
 BR/FB/HB: 0/0/0
 Lot AC/SF: 0.17/7,362.00
 Lvl's/Fpls: 1 / 0
 Tot Fin SF: 5900
 Tax Living Area: 2,848
 Year Built: 1900
 Total Tax:
 Tax Yr: 2008
 Ground Rent:
 Style: Other
 Type: Other



Close Price: \$310,000

Close Date: 15-Jul-2009

Subsidy: \$0

Contract Date: 27-May-2009

Foreclosure: No

Auction: No

Potential Short Sale: No

Legal Sub: Old City #1

HOA Fee: /

Adv. Sub: Old City #1

C/C Fee: /

ADC Map: A1

Model:

Condo/Coop Proj Name:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	0	0	0	0	0	0	ES:
FB:	0	0	0	0	0	0	MS:
HB:	0	0	0	0	0	0	HS:

First Bdrm:

Dining Rm:

Library:

Garage:

Main

Exterior:

Exposure:

Roofing:

Exterior Const: Brick

Other Structures: Above Grade

Lot Desc:

Basement: No

Parking: Other

Heating System: None

Gar/Crpt/Assgd Spaces: //

Heating Fuel: None

Water: Public H/U Avail

Hot Water: None

Cooling System: None

Cooling Fuel: None

Sewer/Septic: Public H/U Avail

Soil Type: Unknown

Appliances:

Amenities:

HOA/C/C Amenities:

Remarks: New Price! Unique property located in desirable alley on Capitol Hill. 2 lots. Large land area (7,362 sf). Previously used as storage, property can continue as storage or be used for parking. Possible opportunity to convert to artist live/work space, loft housing, private studio, etc. Some vision, creativity, and a variance probably required. Convenient to Barracks Row & Eastern Market.

Directions: The property is located in the alley between 12th & 13th Streets, C & D Streets, SE. There is a north-south entrance to the alley mid-block between 12th & 13th.

Listing Co: Summit Commercial Real Estate Inc, SCOR1

List Date: 23-Feb-2009

DOM-MLS/Prop: 143/143

Courtesy of: Aaron Smith on behalf of Aaron Smith
 Home: (202) 498-6794 Office: (202) 608-1752
 Cell: (202) 498-6794 Email: awsmith@mriss.com
 Company: Prudential Carruthers REALTORS
 Office: (202) 608-1880 Fax: (202) 608-1881

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DC6869172
Residential Synopsis - Customer
1216REAR D ST SE, WASHINGTON, DC 20003



Page 1 of 16
09-Aug-2011
3:13 pm

Status: EXPIRED
List Price: \$550,000
Ownership: Fee Simple - Sale
BR/FB/HB: 0/0/0
Lot AC/SF: 0.17/7,362.00
Lvls/Fpls: 1 / 0
Tot Fin SF: 0
Tax Living Area:
Year Built: 1970
Total Tax:
Tax Yr:
Ground Rent:
Style: Other
Type: Other

No Photo
Available



Foreclosure:

Legal Sub:
Adv. Sub: Capitol Hill
Model:

Auction:

HOA Fee: /
C/C Fee: /
Condo/Coop Proj Name:

Potential Short Sale:

ADC Map: A1

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	0	0	0	0	0	0	ES:
FB:	0	0	0	0	0	0	MS:
HB:	0	0	0	0	0	0	HS:

Exterior:

Exterior Const: Brick and Siding, Concrete/Block
Other Structures: Above Grade, Run-in Shed, Shed Row

Lot Desc:

Basement: No

Parking: Other

Heating System: None

Water: None

Cooling System: None

Sewer/Septic: None

Appliances:

Amenities:

HOA/C/C Amenities:

Remarks: Unique property located in a desirable alley on Capitol Hill. Previously used as storage, the property can continue, or be reborn as loft housing, artist live/work space, cabinetry/furniture making, private studio, etc. Some vision, creativity, and a variance probably required.

Directions: The Property is located in the alley between 12th & 13th Streets, C & D Streets, SE. There is a North-South entrance to the alley mid-block between 12th & 13th.

Listing Co: Marcus & Millichap Inv Svcs of Wash DC, Inc. MMIN

List Date: 10-Sep-2008

DOM-MLS/Prop: 113/113

Exposure:
Roofing: Metal, Other

Gar/Crpt/Assgd Spaces: //
Heating Fuel: None
Hot Water: None
Cooling Fuel: None
Soil Type: Unknown

Courtesy of: Aaron Smith on behalf of Aaron Smith
Home: (202) 498-6794 Office: (202) 608-1752
Cell: (202) 498-6794 Email: awsmith@mriss.com
Company: Prudential Carruthers REALTORS
Office: (202) 608-1880 Fax: (202) 608-1881

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DC7250242

Residential Synopsis - Customer

2 F STREET TERRACE 2 GARAGES ST SE, WASHINGTON, DC 20003-2724

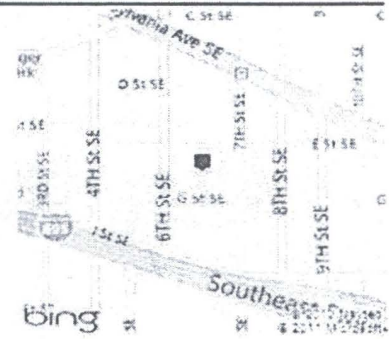
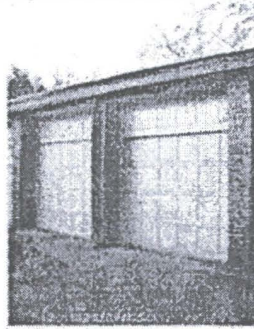


Page 10 of 10

09-Aug-2011

3:10 pm

Status: SOLD
 List Price: \$150,000
 Ownership: Fee Simple - Sale
 BR/FB/HB: 0/0/0
 Lot AC/SF: 0.01/460.00
 Lvlis/Fpls: 1 / 0
 Tot Flr SF: 0
 Tax Living Area:
 Year Built: 1900
 Total Tax: \$166
 Tax Yr: 2009
 Ground Rent:
 Style: Other
 Type: Garage/Park Space



Close Price: \$135,000

Close Date: 28-Apr-2010

Subsidy: \$0

Contract Date: 02-Feb-2010

Foreclosure: No

Auction: No

Potential Short Sale: No

Legal Sub: Capitol Hill

HOA Fee: /

Adv. Sub: Capitol Hill

C/C Fee: /

ADC Map: XXX

Model: 2 GARAGES W/ AUTO DOORS

Condo/Coop Proj Name:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	0	0	0	0	0	0	ES:
FB:	0	0	0	0	0	0	MS:
HB:	0	0	0	0	0	0	HS:

Exterior:

Exposure:

Exterior Const: Brick

Roofing:

Other Structures:

Lot Desc:

Basement: No

Parking: Garage, Garage Door Opener

Gar/Crpt/Assgd Spaces: 2//

Heating System: None

Heating Fuel: None

Water: None

Hot Water: None

Cooling System: None

Cooling Fuel: None

Sewer/Septic: None

Soil Type: Urban Land-Sassafras-Chillum

Appliances:

Amenities: Auto Gar Dr Opn

HOA/C/C Amenities:

Remarks: 2 Garages Side-by-Side w/ a 2"x4" wall dividing them. New owner could remove to create large 2-car garage. Each has its own elec door w/ remote. Sold AS-IS. \$75,000/ea. or \$140,000 if purchased together. Lot 0920. Sq. 0877. Seller will continue to pay for elec svc (as long as sellers own their house), if used for parking ONLY. 1 avail w/ 1 mo. notice & 1 Aug 1st. FORMERLY PART OF THE SIMPSON DAIRY

Directions: F Street Terrace can be entered from the 600 block of E St, SE & the 600 block of G St, SE. Walk or drive down the alley & turn East between the 2 warehouses, continue past 2 carriage houses & turn right. Look for signs in front of garages.

Listing Co: John C. Formant Real Estate, Inc., JCF1

List Date: 01-Feb-2010

DOM-MLS/Prop: 8/8

Courtesy of: Aaron Smith on behalf of Aaron Smith
 Home: (202) 498-6794 Office: (202) 608-1752
 Cell: (202) 498-6794 Email: awsmith@mrjs.com
 Company: Prudential Carruthers REALTORS
 Office: (202) 608-1880 Fax: (202) 608-1881

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DC7231653

Residential Synopsis - Customer

1237-1239 C ST SE, WASHINGTON, DC 20003-2202



Page 9 of 15

09-Aug-2011

3:11 pm

Status: SOLD

List Price: \$299,850

Ownership: Fee Simple - Sale

BR/FB/HB: 0/0/0

Lot AC/SF: 0.10/4,350.00

Lvls/Fpls: 1 / 0

Tot Fin SF: 0

Tax Living Area: 1,711

Year Built: 1900

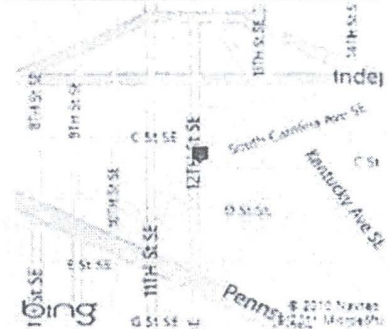
Total Tax: \$10,577

Tax Yr: 2009

Ground Rent:

Style: Carriage House

Type: Detached

No Photo
Available

Close Price: \$300,000

Close Date: 22-Jan-2010

Subsidy: \$0

Contract Date: 13-Jan-2010

Foreclosure: No

Auction: No

Potential Short Sale: No

Legal Sub: Old City #1

HOA Fee: /

Adv. Sub: Old City #1

C/C Fee: /

ADC Map: 0000

Model: WAREHOUSE LOFT INDUSTRIAL (R4)

Condo/Coop Proj Name:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	0	0	0	0	0	0	ES:
FB:	0	0	0	0	0	0	MS:
HB:	0	0	0	0	0	0	HS:

Exterior:

Exposure:

Exterior Const: Brick

Roofing:

Other Structures:

Lot Desc:

Basement: No

Parking: Private 1-10 Spaces

Gar/Crpt/Assgd Spaces: //

Heating System: None

Heating Fuel: None

Water: None

Hot Water: None

Cooling System: None

Cooling Fuel: None

Sewer/Septic: None

Soil Type: Urban Land-Sassafras-Chillum

Appliances:

Amenities:

HOA/C/C Amenities:

Remarks: NEIGHBORING WAREHOUSE JUST PURCHASED FOR RESIDENTIAL DWELLING! Imagine This! R-4 Warehouse in Supreme Location. Public record shows 1,711 interior sq ft (but that's only the footprint), and 4,350 sq ft lot! Land use code: "industrial". NO UTILITIES, BUT ENDLESS DEVEL POSSIBILITIES. This place could carry itself as-is simply renting storage and parking for 8 cars.

Directions: Incredible Eastern Market/Lincoln Park Locale

Listing Co: RE/MAX Allegiance, RMAX20

List Date: 06-Jan-2010

DOM-MLS/Prop: 8/543

Courtesy of: Aaron Smith on behalf of Aaron Smith
 Home: (202) 498-6794 Office: (202) 608-1752
 Cell: (202) 498-6794 Email: awsmith@mrsl.com
 Company: Prudential Carruthers REALTORS
 Office: (202) 608-1880 Fax: (202) 608-1881

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ARTS & REAL ESTATE

HELPING ARTISTS AND INDEPENDENT BUSINESSES NAVIGATE THE SEARCH FOR SPACE

MONDAY, FEBRUARY 2, 2009

Artist Studios - 57 N St. NW has an opening

Artist Studio for Rent, 3 blocks from NY/Florida Ave Metro

400 sq ft artist studio for rent in NW, just 3 blocks from the NY/Florida Avenue Metro stop. This space includes a reception area and office with a large walk in closet. There is a hallway bathroom that is shared with other tenants on the floor (3 people).

It is a bare bones studio on the top floor of a warehouse. There are concrete floors, brick walls and plenty of windows. And it is very spacious. It also looks out over the skyline of North Capitol Street, with easy access to the roof, and a beautiful view.

The price is \$500 and includes all utilities.

For more info, give them a call at 202-309-3695

POSTED BY PAUL W. RUPPERT AT 9:36 PM

[Newer Post](#)[Home](#)[Older Post](#)

ARTS & REAL ESTATE

my passions - arts and real estate

Arts & Real Estate is a blog about finding affordable space for creative uses - especially in Washington, DC.

ABOUT ME

PAUL W. RUPPERT
WASHINGTON, DC

I've spent the last 15 years working in the arts and running independent businesses and dealing with issues of space. I'd like to share my experience with others to help build our creative communities.

Have a question? Send me an email - [pwr \(at\) warehousedc.org](mailto:pwr@warehousedc.org)

[VIEW MY COMPLETE PROFILE](#)

BLOG ARCHIVE

▼ 2009 (93)

- ▶ October (1)
- ▶ September (23)
- ▶ August (2)
- ▶ June (3)
- ▶ May (7)
- ▶ April (25)
- ▶ March (17)
- ▼ February (12)

Gallery for Rent in Dupont
Circle

NoMa Issues Call to Artists

H STREET SHUTTLE

Downtown Studio for sublease

Studio space in Kensington

For Rent - Great storefront in
Columbia Heights

New Gallery and Studio space
in Hyattsville

Cool space on Florida Ave NE

Gallery/Studio space available
at 14th and T

Kennedy Center to Help Arts
Programs in Economic T...

N. Capitol St. Fire House for
Sale

Artist Studios - 57 N St. NW
has an opening

► January (3)

► 2008 (49)

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[parking & storage](#)

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Avoid scams and fraud by dealing locally! Beware any arrangement involving Western Union, Moneygram, wire transfer, or a landlord/owner who is out of the country or cannot meet you in person. [More info](#)

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[best of craigslist](#)

\$295 ► ► Parking in WEST END/DUPONT (WEST END/DUPONT)

Date: 2011-08-08, 11:11AM EDT

Reply to: hous-h8xzb-2526609018@craigslist.org [Errors when replying to ads?]

Rare opening for garage parking space inside of a street level Parking Garage, located on O st and 22nd St.. Can show any time. Garage door opener provided.

- Location: WEST END/DUPONT
- it's NOT ok to contact this poster with services or other commercial interests



PostingID: 2526609018

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[parking & storage](#)

Stating a discriminatory preference in a housing post is illegal - please flag discriminatory posts as prohibited

Avoid scams and fraud by dealing locally! Beware any arrangement involving Western Union, Moneygram, wire transfer, or a landlord/owner who is out of the country or cannot meet you in person. [More info](#)

please flag with care: [?]

[miscategorized](#)

[prohibited](#)

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\$150 Live or Work in DC, Need Parking? Secure Underground Parking Available (Columbia Heights) (map)

Date: 2011-08-08, 5:34PM EDT

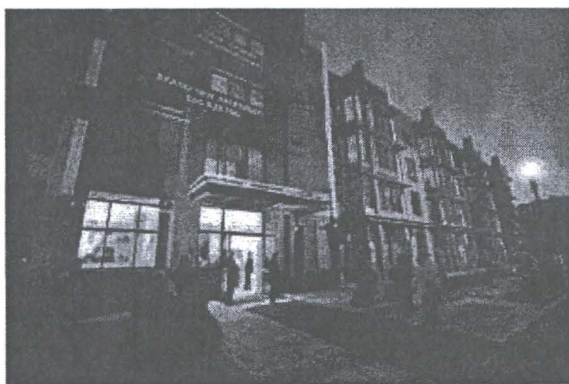
Reply to: hous-3qf7b-2536730228@craigslist.org [Errors when replying to ads?]

If you live or work in DC and don't have access to parking, we can help you out! Allegro Apartments has extra parking spaces available for rent. Our underground garage is only accessible through controlled access cards and is available 24 hours a day. Parking spaces are available for \$150.00 a month with a minimum rental term of 30 days or sign for a longer term to lock in your monthly rate.

Reply by e-mail for more information!

3460 14th Street at 14th ([google map](#)) ([yahoo map](#))

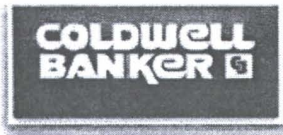
- Location: Columbia Heights
- it's NOT ok to contact this poster with services or other commercial interests





PostingID: 2536730228

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317 Constitution Ne Rear Avenue Ne Washington, DC 20002

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Save



Print



Basic Information

Rent:	\$1,800
Type:	Single Family
Bedrooms:	1
Bathrooms:	1 Full, 1 Half
Garage:	
Parking Space:	
Pets Allowed:	No
MLS ID:	DC7646333

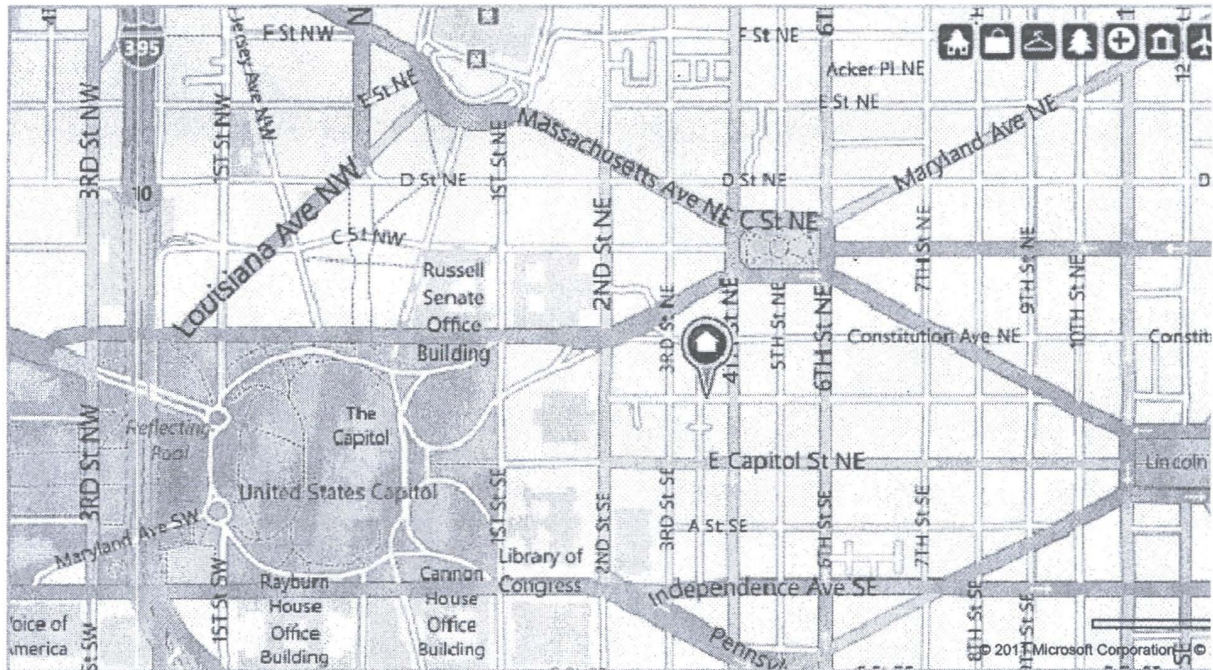
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[Virtual Tour](#)

light filled artist studios close to US Capitol. Can lease studio 1, 2 or 3 or all together. NOT LIVING SPACE. Located betw
Av NE and 300 Block of A Street NE on Frederick Douglas Court. Just renovated with trac lighting for art use, powder roo
Great space and unique to Capitol Hill. call for code or call peter certa during hours of 8 AM to 3 PM.



[View Larger Map](#) | [Get Driving Directions](#)

Interior Features

Full Baths: 1
Partial Baths: 1
Furnished: No
Interior Features: Loft

Structure Information

Cooling Type: Heat Pump(s)
Heating Delivery: Forced Air
Year Built: 1890
Roof: Metal

Additional Information

Water Type: Public

Have A Question?

How May We Help You?

First Name

Last Name

Email

Phone

Sewer Type: Public Sewer
Subdivision: CAPITOL HILL
County: WASHINGTON

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Lot Features

Lot Size Dimensions: 71 x 25

Exterior Features

Exterior Features: Brick

Financial Considerations

Rent: \$1,800

Link to This Listing: <http://www.cbmove.com/ID/537218>

Originally Received: 7/11/2011

Last Refreshed: 8/12/2011 11:04:00 AM

Total Views: 53 (as of 8/11/2011)



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Stating a discriminatory preference in a housing post is illegal - please flag discriminatory posts as prohibited

Avoid scams and fraud by dealing locally! Beware any arrangement involving Western Union, Moneygram, wire transfer, or a landlord/owner who is out of the country or cannot meet you in person. [More info](#)

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\$495 New Garage for rent (Rear 238 - 9th St NE) (map)

Date: 2011-08-04, 11:23AM EDT

Reply to: hous-hbdhy-2529528218@craigslist.org [Errors when replying to ads?]

New large garage with loft in rear of 238 - 9th St., NE, on Capitol Hill. Has electric, \$495.00 per month plus electric

For more Information call Willoughby Real Estate Co., Inc., Monday - Friday, 8:30 - 4:30 202-546-3600 ext 112 Or 114

9th St NE at 8th Street., NE ([google map](#)) ([yahoo map](#))

- Location: Rear 238 - 9th St NE
- it's NOT ok to contact this poster with services or other commercial interests

PostingID: 2529528218

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\$250 Parking Space (Georgetown) (map)

Date: 2011-08-08, 1:45PM EDT

Reply to: see below [\[Errors when replying to ads?\]](#)

Surface parking space available for rent

2516 Q Street

\$250 per month

Contact Randy

202-299-9646

Keener Management EHO

Q Street NW at 27th ([google map](#)) ([yahoo map](#))

- Location: Georgetown
- it's NOT ok to contact this poster with services or other commercial interests

PostingID: 2536227951

No contact info?

if the poster didn't include a phone number, email, or other contact info, craigslist can notify them via email.

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a public glassblowing and sculpture facility

glass rental info	Rental rates for Cold Working Studio	
glass rental policies	Cold Working Studio	
glass rental rates	Own belts/discs (per hour)*	hourly \$5.00
studio rental rates	DCGW belts/discs (per hour)*	hourly \$20.00
	Sandblaster - Own Gun(per hour)	hourly \$5.00
signing up	Sandblaster (per hour)	hourly \$30.00
	* minimum rental for cold working equipment (excluding sandblaster) is 1 hour.	
	Rental Rates for Sculpture Studios	
	Wax and Mold Studio*	
	daily	\$20.00
	weekly	\$100.00
	monthly	\$300.00
	* mold materials are not included with mold shop rental	
	Metal Studio	
	hourly - your own tools*	\$10.00/hr
	hourly - DCGW tools*	\$20.00/hr
	mig welder and plasma cutter*	\$25.00/hr
	* minimum rental for metal studio is 1 hour.	
	Foundry	
	pour fee	\$25.00
	mold fee	\$10.00
	metal fee*	market (per pound)
	* metal will be charged by weight after sprues/vents have been cut off	

Dila Home Improvement, LLC
1242 Pennsylvania Ave SE, Washington DC 20003
202-546-3452
DC Home Improvement Contractor License #68001443

DATE August 4, 2011

CUSTOMER NAME: Erin Gorman/Utku Aslanturk

CUSTOMER ADDRESS: Alley Lot behind Safeway 13th St b/w D and E St SW

Please find below the estimate for your 6 car garage.

ESTIMATE

Excavation & Foundation-

Excavate soil and level with existing alley
Do all foundation according to city codes for 6 car garage
Do all concrete foundation

Frame-

Frame and build garage structure
Frame all roofing
Install 3/4 plywood on walls
Install 5/8 plywood on roofing

Roof-

Install 160 rubber membrane roofing
Do all flashing's
Install all gutters and down spouts

Doors-

Install 6 14' aluminum automatic garage doors
Provide 2 remote control for each garage
Do all necessary flashing's

Electric-

Provide electric for each garage

Install 60 amp breaker for each garage
Install 2 standard light fixtures for each garage

Plumbing-

Provide water line
Install sprinkle system for each garage
Provide 1 spigot for each garage

Insulation's & Drywall-

Install R-38 insulation's on all roof rafters
Install R-19 insulation's on all new frames
Install 5/8 Fire rated drywalls
Do all plaster

Note: Paint is not included

Fence-

Install metal fencing all around the property line for security
Install automatic gate for entry

Total Estimate: \$240,000

The price includes all the labor and materials unless noted. The project will start within 30 days after signed contract and completed 120 business days.

Dila Construction will obtain all the permits and inspections.



BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
Alley Lot	1042	810	R-4

Single-Member Advisory Neighborhood Commission District(s):

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	☒ §3103.2 - Use Variance	☒ §3103.2 - Area Variance	☐ §3104.1-Special Exception
Pursuant to Subsections	2507.2	401.3	

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self certified in order to obtain, for the above referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22 2405)

Owner's Signature	Utku Aslanturk and Erin Gorman			Owner's Name (Please Print)
Agent's Signature	Jennifer Cox Fowler			Agent's Name (Please Print)
Date	9-7-11	D.C. Bar No.	or	Architect Registration No.
				100403

FOR OFFICIAL USE ONLY

Based upon review of the application and self-certification, the Office of Zoning determines, pursuant to 11 DCMR §3113.2, this application is

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator within DCRA, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ 11 DCMR §3113.2; or ☐ 11 DCMR - Zoning Regulations.
	Explanation _____

Signature		Date	
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ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Case No. _____

**BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA**

FORM 120 - APPLICATION FOR VARIANCE/SPECIAL EXCEPTION

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

**Pursuant to Sections §3103.2 – Area/Use Variance and/or §3103.2 – Special Exception of Title 11 DCMR – Zoning Regulations,
an application is hereby made, the details of which are as follows:**

Address(es)	Square	Lot No(s)	Zoning Districts	Type of Relief Being Sought	
				Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
Alley lot	1042	810	R-4	Use Variance	3103.2, 2507.2
				Area Variance	401.3

Present use(s) of Property:	Vacant alley lot		
Proposed use(s) of Property:	Single Family Dwelling		
Owner of Property:	Utku Aslanturk and Erin Gorman	Telephone No:	202-460-4003
Address of Owner:	1242 Pennsylvania Avenue SE, Washington, DC 20003		
Single-Member Advisory Neighborhood Commission Districts	ANC 6B06		

Written paragraph specifically stating the "who, what, and where of the proposed action(s)." This will serve as the Public Hearing Notice

The owner/applicants request a use variance from the alley width requirement, pursuant to 11DCMR under 2507.2, and an area variance under Section 401.3 to construct a single family dwelling on an alley lot in the R-4 District at Square 1042 Lot 810.

EXPEDITED REVIEW REQUEST (If interested, please select the appropriate category)

I waive my right to a hearing, agree to the terms in Form 128 - Waiver of Hearing for Expedited Review, and hereby request that this case be placed on the Expedited Review Calendar, pursuant to §3118.2 (CHOOSE ONE):

- ☐ A park, playground, swimming pool, or athletic field pursuant to §209.1, or
☐ An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to §223

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or Address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22-2405)

Date	9-7-11	Signature*:	
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Jennifer Cox Fowler	E-Mail:	jennifer@fowler-architects.com
Address:	1819 D Street SE Washington, DC 20003		
Phone No(s):	202-546-0896	Fax No.:	202-546-1078

* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this Application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED

FOR OFFICIAL USE ONLY

Exhibit No. 1

Case No. _____

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	2448 SF	4000 SF	N/A	No Change	Yes
Lot Width (ft. to the tenth)	51.0'	18.0'	N/A	No Change	N/A
Lot Occupancy (building area/lot area)	0 SF	N/A	979.2 SF - 40%	975 SF- 39.8%	N/A
Floor Area Ratio (FAR) (floor area/lot area)	N/A	N/A	N/A	1.19	N/A
Parking Spaces (number)	N/A	1	N/A	2	N/A
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Rear Yard (ft. to the tenth)	N/A	20.0'	N/A	25'-4"	N/A
Side Yard (ft. to the tenth)	N/A	8.0'	N/A	8.0'	N/A
Court, Open (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Height (ft. to the tenth)	N/A	N/A	30.0'	30.0'	N/A

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.

