

# The D.C. Newsletter

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## PN Hoffman to Redevelop Riverside Baptist Church Site in Southwest

PN Hoffman unveiled joint redevelopment plans this month for the Riverside Baptist Church, a critical gateway site to the developer's 3.2 million-square foot Wharf project in Southwest.

The March 16<sup>th</sup> Planned Unit Development (PUD) submission envisions a mixed-use redevelopment that includes new worship space for the 150-year-old congregation – a “Southwest D.C. institution” – and a 170-unit apartment building.

The 0.83-acre irregularly-shaped site, currently improved with the existing church building and a surface parking lot, occupies the eastern edge of the even more irregularly-shaped intersection of Maine Avenue, I Street, and 7<sup>th</sup> Street, SW. The property is surrounded by tall buildings, both existing and proposed: to the east rises the Waterside Towers, three 10-story apartment buildings; to the north sits a 100-foot-tall condominium building; to the south across Maine Avenue is an approved 130-foot-tall building to be developed as part of The Wharf.

PN Hoffman Riverside PUD; Source: D.C. Zoning Commission



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The massing of the 165,000-square foot project is envisioned as two forms that “intersect and overlap” at the Y-shaped intersection where 7<sup>th</sup> Street meets I Street, SW, according to the applicant.

The new 11,455-square foot two-level church will be sited along the prominent Maine Avenue frontage – “the most visible location and closest to the waterfront” – with the residential tower rising 90 feet behind the church north along 7<sup>th</sup> Street.

As the building turns the corner onto I Street, it steps down two floors, helping to preserve waterfront views from neighboring residential properties and “signaling the entrance into the heart of the Southwest neighborhood,” according to the statement of support.

Approximately 7,000-square feet of ground-floor space will be dedicated to community-serving uses along 7<sup>th</sup> Street, which submitted documents indicate could include a daycare, retail space, or live/work lofts.

The applicant is also proposing as part of its community benefits package to reclaim an existing right-turn-only travel lane to become part of an urban plaza at the three-way intersection. In response to community input, the developer is also configuring approximately 45-percent of the 170 residential units in “family-inclusive” layouts; i.e., one-bedroom-plus-den and two-bedroom floor plans.

PN Hoffman Riverside PUD; Source: D.C. Zoning Commission

The new worship space for the Riverside Baptist Church will incorporate elements of the existing church where possible, including plans to salvage the stained glass windows. A three-level underground garage will house between 135 and 170 parking spaces, with 40 made available to the church on Sundays.

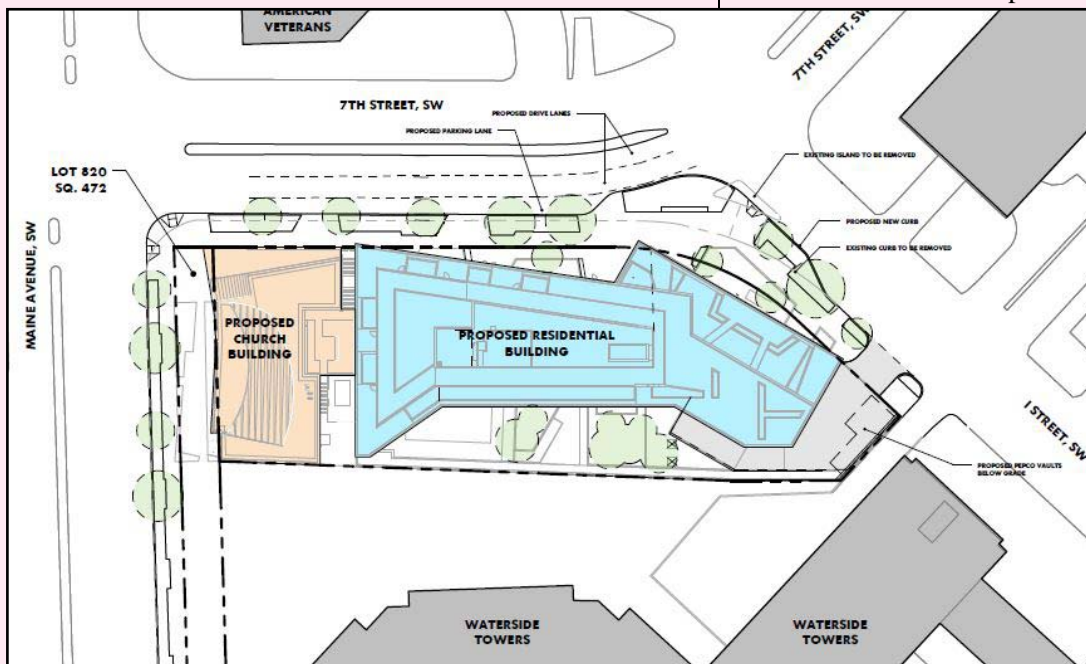
“Through this PUD, the Church seeks to secure this congregation for another one hundred years by leveraging the property’s value to create a new church facility as well as create an endowment” to fund future outreach and activities, according to submitted documents.

PN Hoffman’s proposal depends in part on the timely adoption of District regulations and plans that are currently in draft form. Specifically, the applicant’s rezoning request (C-3-A from R-5-B, which only permits maximum height of 50 feet and density of 1.8 FAR) relies on a revision to the comprehensive plan’s designation from moderate to medium density residential called for in the draft Southwest Neighborhood small area plan. However, as evidenced by this month’s Brentwood Village PUD deferral, the zoning commission has been hesitant to move forward in cases of murky comprehensive plan compliance – perhaps in light of recent controversial comprehensive plan interpretations in the McMillian Filtration site and 901 Monroe Street PUDs.

Additionally, the applicant’s proposed roof plan – which envisions an indoor rooftop amenity space as well as four residential units with private terraces – anticipates the

commission’s adoption of proposed text amendments to permit habitable space within roof structures. The commission is expected to hold a hearing on the penthouse regulations on April 30<sup>th</sup>.

The applicant is also seeking relief from rear yard, parking, and roof structure requirements, as well as a 1.56-percent increase in FAR. The additional density, which the commission may grant if deemed “essential” to the function of the building, is “required to accommodate





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the unique architectural design of the project,” according to the applicant, where unusable square footage under the building overhangs are technically counted toward gross floor area.

According to submitted documents, the applicant expects to begin construction approximately nine to twelve months after the approval of the PUD. Construction will last approximately 22 months.

## MRP Realty Joins H Street Multi-family Boom

With its 315 H Street PUD submission, Mid-Atlantic Realty Partners (MRP Realty) is planning to add 125 apartments to the estimated 1,200 residential units currently in the pipeline along the H Street corridor.

“This development will provide an important portion of the western link to H Street that will help bridge the gap from the burgeoning corridor to locales further west and north such as NoMa, Union Market, and Union Station,” reads March 19<sup>th</sup> statement of support.

The 0.33-acre, mid-block site is located between 3<sup>rd</sup> and 4<sup>th</sup> streets, NE, directly south across H Street from Steuart Investment Company’s 215-unit 360 H Street and bordered on either side by three-story commercial rowhouses.

The proposed apartment building joins a surge of development activity filling in the aforementioned “gap” at the H Street corridor’s western edge: Capital City Real Estate’s 25-unit condominium project at 301 H Street is currently under construction; District Development Group’s 17 Solar, a 26 townhome-and-flat project set

315 H Street Rendering;  
Source: D.C. Zoning Commission

to deliver this spring in 400 block of H Street; and Douglas Development’s mixed-use residential and retail building proposed at 501 H Street currently under review by the zoning commission.

Submitted architectural drawings show an 87,000-square foot, eight-story building rising 90 feet. The first two stories, clad in a dark-grey brick, have been designed to emulate the rhythm and scale of the adjacent two- and three-story retail buildings, according to the applicant. The upper six stories, which overhang the three-bay retail frontage below, provide a muted backdrop to a vibrantly-colored 65-foot-wide glass-and-panel bay that projects out four feet and will “play a major part in the visual identity of the building,” according to the statement in support.

The applicant is seeking through the PUD process to achieve an additional 15-feet in height and 1.8 FAR in density than would be allowed under a C-2-B matter-of-right development. The applicant is also seeking relief from the H Street overlay district requirements, including the required building setback “to highlight and focus attention on retail uses and to distinguish the residential portion of the building,” according to submitted documents.



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Submitted drawings also show the lot occupancy of 81 percent; 70 percent is permitted in the overlay district. “Limiting the lot occupancy to 70 percent would create significant challenges in creating a workable floor plan” on such a small site, explains the applicant.

MRP Realty’s proposal falls just short (by 515 square feet) of the site area requirements to be considered under the PUD process. Another potential issue: the building is only designed to meet LEED certification; the commission has stated in recent cases that it considers LEED-Silver the “baseline” level of sustainability.

## **Brentwood Village PUD Sent Back to Drawing Board**

The zoning commission deferred to May 7<sup>th</sup> a public hearing on Mid-City Financial’s 2.3 million-square foot Brentwood Village PUD, citing major compliance issues with the comprehensive plan.

“We have a fundamental problem here,” said Commission Chair Anthony Hood.

While both the commission and office of planning strongly support the applicant’s plans to transform a 20-acre low-income apartment complex in the northeast neighborhood of Brentwood into a mixed-income community, much of the first-stage PUD’s heights and densities – in particular, the 90-foot-tall multi-family buildings proposed along Rhode Island Avenue, NE – exceed the “moderate density” designation shown on the future land use map.

“This is pretty black and white,” Commissioner Peter May concluded. “It is inconsistent with the comprehensive plan.”

An amendment that would bring the proposed PUD in compliance is anticipated as part of the city-wide comprehensive plan overhaul scheduled to begin in the coming months; however, office of planning officials indicated the ultimate adoption of the plan could be years away.

The applicant told the commission they cannot wait that long: in 2017, the 40-year HUD loan – and its low-income renter restrictions – on Brookland Manor will mature, affording the property owner the option of selling or redeveloping the site and leaving the District with the permanent loss of more than 500 committed affordable

housing units. “I don’t want the city to lose the opportunity that the market presents,” lamented Commission Vice-Chair Marcie Cohen.

At the March 15<sup>th</sup> commission meeting, Jennifer Steingasser of the office of planning charted a possible path forward. If the applicant revises the PUD so it is “not inconsistent” with the existing comprehensive plan – by “maximizing the PUD” to the upper densities allowed under the moderate designation – the applicant could obtain first-stage PUD approval to begin the first phase senior building and infrastructure improvements. Then, after the city-wide comprehensive plan amendment is adopted in the coming years, the applicant could return for a PUD modification for the original heights and densities for future phases.

Mid-City Financial representatives told the commission that they would need to revisit the financial viability in light of a scaled-down PUD. “How do you finance all of this infrastructure?” asked the applicant’s land use attorney, Paul Tummonds Jr. (Goulston & Storrs). How do you make retail happen without the density?”

## **Comstock Homes Plans Townhouse Community in Fort Totten**

Comstock Homes submitted plans this month for a 40-unit townhome development on a long-vacant site in Fort Totten. Dubbed Totten Mews, the proposed infill project will be similar to an unbuilt PUD approved for the property in 2007 “but with a more efficient layout and improved architectural treatments,” according to a March 4<sup>th</sup> statement of support.

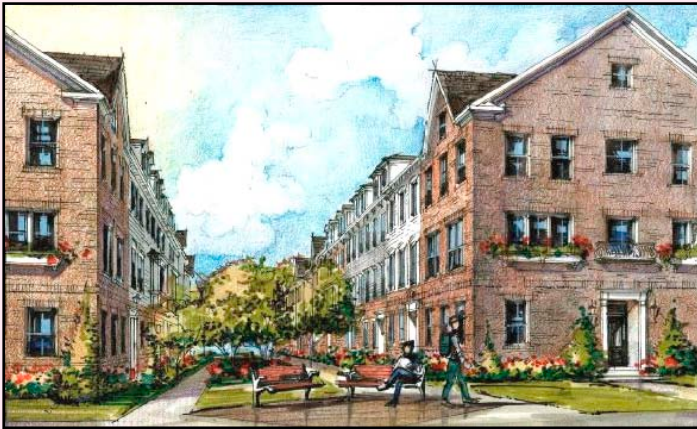
The mid-block site is bound by 6<sup>th</sup> and 7<sup>th</sup> streets, NE to the west and east, the Emerson Park townhouse development to the north, and a duplex community to the south. Owned and used for outdoor storage by the Thos. Somerville Co., the 4.2-acre property borders the warehouse and industrial uses along the rail line to the west, including the adjacent Capital Area Food Bank building and the established single-family residences of the Michigan Park neighborhood to the south and east.

The applicant is requesting a rezoning to R-4 to allow residential uses on the portion of the split-zoned site currently designated for manufacturing.

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Submitted drawings show three rows of townhomes oriented along an east-west axis arranged along an interior private drive with two access points on Sixth Street, NE. The two southernmost banks will frame an interior landscaped mews, with the northernmost bank facing a landscaped open space with a playground and an existing wooded buffer. The three-story, three-bedroom homes, each 18-foot-wide and ranging from 2,205- to 2,282-square feet, will have a rear-access garages, with 17 additional parking spaces provided on-site.

The applicant is offering as part of its community benefits package a lighted off-site walkway to improve pedestrian connectivity and safety to the Fort Totten Metrorail station from the south. “The applicant anticipates the project’s proximity to transit will serve as a major amenity to potential purchasers and is proposing a pedestrian connection to Emerson and 6<sup>th</sup> St NE,” as well as the installation of two crosswalks and curb improvements, according to the statement of support.



Totten Mews Rendering; Source: D.C. Zoning Commission

## Briefly Noted...

Terreno Realty Corp., owner and operator of industrial real estate, has acquired the six-building industrial property at 3015-3535 V Street, NE for \$115.5 million.

The property consists of six front-load distribution buildings containing approximately 820,000 square feet on 28.2 acres located one block from New York Avenue/Route 50, according to the company’s announcement. The property provides 102 dock-high and eight grade-level loading positions, parking for 470 cars and is 87-percent leased to 22 tenants. The estimated stabilized cap rate of the property is 5.8 percent.

Urban Investment Partners (UIP), in partnership with Philadelphia-based Lubert-Adler Partners, has acquired Embassy Towers, a 72-unit apartment building in Washington, DC’s Adams Morgan neighborhood, for \$13.25 million. The property is located at 1620 Fuller St., NW, across the street from the historic former Italian embassy building, which is slated for redevelopment.

Prior to the acquisition, UIP reached an agreement with the Embassy Towers Tenant Association, permitting UIP to undertake major renovations to the common areas and individual apartments. According to the press release about the purchase, the buildings’ tenants have not yet decided whether to convert their apartments to condominiums, or continue as rentals. If a minimum number of tenants agree to buy their renovated apartments as condominiums and they qualify, the condominium conversion will go forward, and sales will begin in late 2016.

“This project demonstrates UIP’s flexibility and commitment to working successfully with tenant associations under the city’s TOPA process (Tenant Opportunity to Purchase Act) to achieve wonderful outcomes,” said Steve Schwat, Principal, UIP, in the release. “Our level of experience is why we are selected by so many tenant associations that wish to renovate their buildings.”

Whether the property stays rental or goes condo, UIP will invest more than \$8 million in building renovations including new individual heating and cooling systems, electrical upgrades, elevator renovations, renovated common areas, and exterior improvements including landscaping, a roof deck, and more. Work is expected to begin before the end of the year.

Embassy Towers, built in 1932, was acquired from a private family consortium, which had held the property for decades. Along with The Century, another apartment building just one block away on 16<sup>th</sup> Street, NW, Embassy Towers is distinguished by its colorful window frames.

Alan Davis and Brendan Flood of HFF represented the seller in the transaction.

The UIP family of companies owns and manages more than 3,000 apartments in Washington, D.C. and Maryland and has renovated and restored more than 20 downtown apartment buildings over the last ten years. UIP’s primary focus includes working with Tenants in Washington, DC and helping them exercise their TOPA (Tenant Opportunity to Purchase Act) rights. UIP is also active in entitling land,



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new infill development, and acquiring residential assets in the close-in Washington, DC suburbs.

## Zoning Commission Applications Filed

**Case #02-38F (Submitted 02/20/15)** - Two-Year PUD Time Extension @ Square 542 (D. C. Office of the Deputy Mayor for Planning and Economic Development, 1350 Pennsylvania Ave., NW, Suite 317, Washington, DC 20004); application for two-year time extension for first-stage PUD associated with ZC Order 02-38A/02-38C "Northeast Building," a proposed residential building to allow additional time to consider time to select a private development partner (the District is currently prepared to release a solicitation for development of the District parcel upon approval of the extension request), 1000 4th St., SW, Lot 0822, Square 0542, Ward 6.

**Case #06-46B (Submitted 02/25/15)** - Half Street Residential Modification to Previously Approved Plans (Half Street Residential PJV, LLC, 1508 U St., NW, Washington, DC 20009); request to modify previously approved plans (ZC Case #06-46) for the construction of a mixed-use building containing multi-family residential units, retail, and hotel uses and for special exception approval of roof structures not meeting the single enclosure requirement on property zoned CG/CR, east of Half St., SE, north of N St., SE, and west of Cushing Pl., SE, Lot 0857, 0858, 0859, Square 0701, Ward 6, (agent: Norman Glasgow (Holland & Knight), 800 17th St., NW, Suite 1100, Washington, DC 20006).

**Case #15-04 (Submitted 03/04/15)** - Comstock Sixth Street Consolidated PUD and Related Map Amendment (Comstock Sixth Street, LLC, c/o Comstock Holding Co., Inc., 1886 Metro Center Dr., 4th Fl., Reston, VA 20190, (703)230-1985; application for consolidated review and approval of PUD and related map amendment (from FT/C-M-1 and R-2 to R-4) for 4.19 acres to allow development of 40 3-story single family row dwellings, on property bounded to the north by Emerson Park townhouse development; to the west by the Capital Area Food Bank; and to the south and east by a number of semi-detached homes fronting on 6th Pl., NE and 7th St., NE, respectively, Lot 0814, Square 3788, Ward 5, (agent: Dennis R. Hughes (Holland & Knight), 800 17th St., NW, Suite 1100, Washington, DC 20006).

**Case #15-05 (Submitted 03/16/15)** - PN Hoffman and Riverside Baptist Church Consolidated PUD and Zoning Map Amendment (P.N. Hoffman & Associates and Riverside Baptist Church, 680 Water St., SW, Washington, DC 20024 (Hoffman); 680 I St., SW, Washington, DC 20024 (Riverside Baptist); application for consolidated review and approval of PUD and zoning map amendment (from R-5-B to C-3-A) for approx. 36,015 sq. ft. of land to allow development of a

mixed-use building containing a home for Riverside Baptist Church, ground-floor community-serving space, and approx. 170 residential units, with approx. 135 to 170 parking spaces, located at the intersection of 7th St., SW and I St., SW, Lot 0127, Square 0472, Ward 6, (agent: David Avitabile (Goulston & Storrs), 1999 K St., NW, Suite 500, Washington, DC 20006-1101, (202)721-0011).

**Case #15-06 (Submitted 03/16/15)** - Harvard University's Center for Hellenic Studies Campus Plan Approval (Trustees for Harvard University, 3100 Whitehaven St., NW, Washington, DC 20008); application for a special exception approval of a campus plan for 6.5 acres zoned D/R-1-A, 3100 Whitehaven St., NW, Lot 0802, Square 2155, Ward, (agent: Dennis R. Hughes (Holland & Knight), 800 17th St., NW, Suite 1100, Washington, DC 20006, (202)955-3000).

**Case #15-07 (Submitted 03/19/15)** - MRP Realty - Consolidated PUD at 315 H Street, NE (MidAtlantic Realty Partners, LLC, 3050 K Street, NW, Suite 125, Washington, DC 20007); application for consolidated PUD for a mixed-use development consisting of approx. 125 residential units and 6,000-square feet of ground-floor retail on 14,485 sq. ft. zoned C-2-B/HS-H, 313-327 H Street, NE, between 3rd and 4th streets, Lot 0024, 0025, 0026, 0027, 0028, 0813, 0814, 0815, Square 0777, Ward 6, (agent: Christine Roddy (Goulston & Storrs), 1999 K St., NW, Suite 500, Washington, DC 20006-1101).

## Zoning Commission Actions

**Case #14-22 (deferred 03/05/15)** - Text and Map Amendment to Create New Zone for Walter Reed Campus (Office of Planning, 1100 4th St., SW, Suite E650, Washington, DC 20024); application to permit creation of a new WR zone to implement the council-adopted Walter Reed Army Medical Center Small Area Plan for the portion of the campus to be transferred to the District (approx. 66 acres currently zoned R-1-B); hearing was rescheduled to April 2, 2015 at 6:30 p.m. due to inclement weather, located between Georgia Ave. to the east, 16th St. on the west, Aspen St. on the south, Fern St. on the north, and Alaska Ave. on the northwest, Lot part of 0005, all of 0004, Square 0319, Ward 4.

**Case #15-01 (setdown apprd. 03/09/15)** - Level 2 Development - Consolidated PUD & Related Map Amendment @ Square 3587 (320 Florida Owner, LLC, c/o Level 2 Development, 2303 14th St., NW, Suite 921, Washington, DC 20009); ZC setdown as a contested case an application to remap 28,394 sq. ft. from C-M-1 to C-3-C and consolidated approval of a Planned Unit Development to allow mixed-use development including residential and ground-floor retail uses totaling approx. 227,089 gross sq.

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ft. (315 units, 8,472 g.s.f. of retail) at a max. height of 120 ft., 320 Florida Ave., NE, Washington, DC 20002, Lot 0004, Square 3587, Ward 5, (agent: Kyros L. Freeman (Holland & Knight LL), 800 17th St., NW, Suite 1100, Washington, DC 20006).

**Case #08-06A (Approved 03/09/15)** - Proposed Action: Office of Planning - ZRR re: Chanceries Section (Office of Planning, 1100 4th St. SW, Washington, DC); ZC approved for proposed action the Chanceries Section, citywide, All Wards.

**Case #10-28 (Approved 03/09/15)** - Final Action: 901 Monroe Street, LLC - Remand from DCCA (901 Monroe Street, LLC, c/o Cary Kadlecek, Gouston & Storrs, 1999 K Street, NW Suite 500, Washington, DC 20006); ZC granted re-approval for a consolidated PUD & Related Map Amendment from C-1 & R-2 to C-2-B, to permit a mixed-use, transit-oriented project consisting of approx. 215-230 residential units and approx. 12,900 sq. ft. of ground-floor retail, on property bounded by 9th, Monroe, 10th, & Lawrence Sts., N.E., Lot 3, 4, 11, 22 & 820, Square 3829, (agent: Cary Kadlecek, Goulston & Storrs, 1999 K Street, NW Suite 500, Washington, DC 20006).

**Case #14-17 (Approved 03/09/15)** - 2911 Rhode Island Avenue, NE Zoning Map Amendment (AE Tower LLC, 5304 Tower Rd., Greensboro, NC 27410); ZC approved for final action an application for a map amendment for 27,618 sq. ft. from R-1-B to C-2-A, which would match the adjacent zoning in this corridor of Rhode Island Ave., I order to develop a matter-of-right residential or mixed-use project, 2911 Rhode Island Ave., Lot 0002, 0005, 0006, 0008, 0010, 0011, 0012, 0014, 0800, 0801, 0804, 0811, 0815 (Sq. 4268); 0808 (Sq. 4310), Square 4268, 4310, Ward 5, (agent: Martin P. Sullivan (Sullivan & Barros, LLP), 1990 M St., NW, Suite 200, Washington, DC 20036).

**Case #05-38B (setdown apprd. 03/09/15)** - The View at Waterfront PUD Modification (Mill Creek Residential Trust, LLC, 6110 Executive Blvd., Suite 315, Rockville, MD 20852); ZC setdown as a contested case an application for modifications to an approved PUD for mixed-use development of two new residential towers with ground-floor retail and two existing residential towers to reduce the height of the residential buildings to 85 feet and reduce the density of the overall PUD to 3.7 FAR, and make minor refinements to the exterior facades of the buildings, on 3.1 acres zoned, on property bounded by K St., SW to the north, Makemie Pl. to the east, M Street to the south, and 6th St. on the west, Lot 0855, 0856, 0857, 0858, 0859, Square 0499, Square 0499, Ward 6, (agent: Kyros L. Freeman (Holland & Knight), 800 17th St., Suite 1100, Washington, DC 20006).

**Case #08-06A (denied 03/09/15)** - Correspondence: Letter from ANC 3D Re: Extension of Comment Period (Office of Planning, 1100 4th St. SW, Washington, DC); Denied by consensus request to extend comment period to 120 days, citywide, All Wards.

**Case #08-06A (denied 03/09/15)** - Correspondence: Letter from Tenleytown Neighbors Association Re: Extension of Comment Period (Office of Planning, 1100 4th St. SW, Washington, DC); Denied by consensus request to extend comment period to 120 days, citywide, All Wards.

**Case #14-23 (Approved 03/12/15)** - Forest City SEFC, LLC Trapeze School Continuation (Forest City SEFC, LLC, 355 Water St., SE, Suite 201, Washington, DC 20003); hearing concluded with the ZC taking final action to approve the continuation of the trapeze school as a temporary use on property zoned SEFC/CR with The Yards development, generally bound by Tingey St., SE to the north, 4th St. to the west, 5th St. to the east, and Water St. to the south, Lot 0027, Square 0826, Ward 6, (agent: Lyle M. Blanchard (Greenstein DeLorme & Luchs), 16230 L St., Suite 900, Washington, DC 20036).

**Case #14-18 (hearing con't. 03/16/15)** - Brentwood Village 1st Stage PUD and Map Amendment (Mid-City Financial Corp., 20316 Seneca Meadows Pkwy., Germantown, MD 20876-7004); ZC continued hearing to May 7th to allow the Applicant more time to address the issues in OP's report; party status in opposition was granted to the Brookland Manor/Brentwood Village Residents Association (represented by Will Merrifield) and OP to provide their report for April 27th public meeting (so ZC can review whether the hearing should go forward on May 7<sup>th</sup>), on application for a 1st stage PUD and related map amendment for approx. 2 acres from C-2-A and R-5-A to C-2-B, C-2-A, and R-5-B to allow development of a variety of housing types including multi-family, senior housing, 2-over-2 buildings, and townhomes and a significant retail component (approx. 2,200 units and approx. 200,000 SF of retail), generally bound by Rhode Island Ave., NE to the north, Montana Ave., to the east, Downing St./14th St./Saratoga Ave. to the south, and Brentwood Rd., NE to the west (currently site of the Brookland Manor apartments and Brentwood Village shopping center, Lot 1, 2, 3 (Sq. 3953), 1-5 (Sq. 3954), Parcel 143/45, 1-4 (Sq. 4024), 1-4 (Sq. 4024), 1-7 (Sq. 4025), Square 3953, 3954, 4024, 4025, Ward 5, (agent: Paul A. Tummonds (Goulston & Storrs), 1999 K St., NW, Suite 500, Washington, DC 20006-1101).

**Case #14-20 (Approved 03/19/15)** - ANC 6A - Map Amendment @ Square 1070 (ANC 6A, c/o Nicholas Alberti, chair, 1330 North Carolina Ave., NE, Washington, DC 20002); hearing concluded 3/19/15 with the ZC taking

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proposed action to approve the case with final action on 04/27/15 (w/ the record was left open for OP to obtain something in writing from DCRA re: the status of the building permit for Lot 94 prior to final action), application for zoning map amendment for 14 lots (consisting of 13 rowhome lots and one alley lot) from C-2-A to R-4 allowing moderate-density residential development, Lots generally in the northwest quadrant of Square 1070, bounded by A St., NE to the north, 15th St. to the west, and a public alley to the east (1505, 1507, 1509, 1511 A St., 15, 17, 19, 21, 23, 25, 27, 29, and 31 15th St., SE), Lot 84, 85, 85, 94, 83, 82, 81, 80, 76, 75, 74, 73, 39, and 38, Square 1070, Ward 6.

**Case #14-07 (hearing held 03/26/15)** - 1250 4th St. Edens LLC - Consolidated PUD & Related Map Amendment @ Square 3587 (1250 4th ST EDENS, LLC, c/o Edens Realty, Inc., 7200 Wisconsin Ave., Suite 400, Bethesda, MD 20814); hearing concluded 3/26/15 with final action on 04/27/15 (w/ record was left open for specific information until 3:00 p.m., April 9; responses from ANC and, if they choose to respond, OP, DDOT & DDOE, are due by 3:00 p.m., April 16th, along with draft Findings of Facts & Conclusions of Law), on application for consolidated planned unit development and related map amendment for approximately 51,000 sq. ft. of property (from C-M-1 to C-3-C) to permit development of approx. 408,000 gross sq. ft. comprised of 368,400 gross sq. ft. of residential use (approx. 420 to 520 units) and 39,600 gross sq. ft. of retail use, at height of 110 ft. and FAR of 8.0, located at 1270 4th St., NE, Lot 129/95, 129/96., Square 3587, Ward 5, (agent: Maureen E. Dwyer (Goulston & Storrs), 1999 K St., NW, 5th Fl., Washington, DC 20006).

**Case #02-38F (Approved 03/30/15)** - Two-Year PUD Time Extension @ Square 542 (D. C. Office of the Deputy Mayor for Planning and Economic Development, 1350 Pennsylvania Ave., NW, Suite 317, Washington, DC 20004); ZC approved for final action an application for two-year time extension for first-stage PUD associated with ZC Order 02-38A/02-38C "Northeast Building," a proposed residential building to allow additional time to consider time to select a private development partner (the District is currently prepared to release a solicitation for development of the District parcel upon approval of the extension request), 1000 4th St., SW, Lot 0822, Square 0542, Ward 6.

**Case #03-12Q/03-13Q (Approved 03/30/15)** - Capper Carrollsburg Hope VI Project Modification (Capper Carrollsburg Venture LLC and the D.C. Housing Authority, c/o Urban Atlantic, 7735 Old Georgetown Rd., Suite 600, Bethesda, MD 20814); ZC approved for final action in block with ZC Case #03-12R/03-13R application to modify

the first-stage PUD and zoning map amendment approved for Squares 739, 767, and 768 by relocating the location and distribution of the required Annual Contributions Contract (public housing) units, and locating 30 of the ACC units on Lot 77, Square 737, owned by a separate entity and not included in the PUD, on 3.09 acres zoned, generally located south of I St., S.E., north of M St., east of New Jersey Ave., west of 3rd St, Lot 800, 801, 802 (Square 739); 44, 45, 46, 47 (Square 767); 19, 20, 21, 221 (Square 678), Square 739, 767, and 768, Ward 6, (agent: Kyrus L. Freeman (Holland & Knight), 800 17th St., N.W., Suite 1100, Washington, D.C. 20006).

**Case #03-12R/03-13R (Approved 03/30/15)** - Capper Carrollsburg Venture, LLC & DCHA - Five-Year PUD Time Extension @ Squares 739, 767, and 768 (Capper Carrollsburg Venture, LLC & DCHA, c/o Urban Atlantic, 7735 Old Georgetown Rd., Suite 600, Bethesda, MD 20814); ZC approved for final action in block with ZC Case #03-12Q/03-13Q a Five-Year PUD Time Extension, generally located south of I St., S.E., north of M St., east of New Jersey Ave., west of 3rd St, Lot 800-802, Square 739, Lots 44-47, Sq. 767, Lots 19-22, Sq. 768, Ward 6, (agent: Kyrus L. Freeman (Holland & Knight), 800 17th St., N.W., Suite 1100, Washington, D.C. 20006).

**Case #08-07A (Approved 03/30/15)** - Four Points, LLC & Curtis Properties, Inc. - PUD Modification & 2nd-Stage PUD @ Square 5785 (11720 Beltsville Dr., Beltsville, MD 20705, 11720 Beltsville Dr., Beltsville, MD 20705); ZC approved for final action an application for a second stage PUD and modifications to an approved PUD for development of a 6-story residential building with approx. 71 residential units (80% devoted to households earning up to 60% of the AMI) with 26 off-street parking spaces on 25,270 sq. ft. of land zoned C-3-A, 2255 Martin Luther King Jr. Ave., SE, Lot 0839, p/o 0906, Square 5785, Ward 8, (agent: Kyrus L. Freeman, Esq., Holland & Knight LLP, 800 17th Street N.W., Suite 1100, Washington, DC 20006).

**Case #13-08 (Approved 03/30/15)** - Square 5914, LLC - Consolidated PUD & Related Map Amendment @ Square 5914 & Various Parcels (Square 5914, LLC); ZC approved for proposed action on 3/30/15 application for a planned unit development and related zoning map amendment application to rezone 88,486 sq. ft. from R-5-A to C-3-B for development of a mixed-use, transit-oriented project consisting of a 205-215-unit residential building w/ 7,600 sq. ft. of ground-floor retail and 236,000 sq. ft. office building w/ 8,650 sq. ft. of ground-floor retail, located with frontage along Alabama Avenue, S.E. and 13th Street, S.E., Alabama Avenue SE and 13th Street SE, Lot 6 & 7; Parcels 229/161, 229/160, 229/153, 229/151, 229/103, Square



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5914, Ward 8.

**Case #14-05 (Approved 03/30/15)** - Forest City Washington - Text Amendment @ Section 1803 (Forest City Washington, Forest City Washington); ZC approved for final action an application for an SEFC Overlay text amendment (Section 1803) for the Yards West on property zoned SEFC/CR to permit an increase in height to 130 ft. (from 110-ft. under the SEFC Overlay), and to permit a 1.0 FAR bonus for residential use in the SEFC/CR zone (from a 6.0 to 7.0 FAR), fronting on M St., SE, and between 1st St., SE and Canal St, Ward 6, (agent: David Avitabile (Goulston & Storrs), 1999 K St., N.W., Suite 500, Washington, DC 20006).

**Case #14-09 (Approved 03/30/15)** - Columbia Place Square 369 PUD and Related Map Amendment (QC 369, LLC, c/o Quadrangle Development, 1001 G St., NW, Washington, DC 20001); ZC approved for final action an application for approval of a consolidated Planned Unit Development and related map amendment for 70,787 sq. ft. (from DD/C-2-C to DD/C-3-C for Lots 62, 801-805, 848, and 859, and from DD/C-2-A to DD/C-3-C for p/o Lots 40, 65, 66, 838, 839, 842, and 878) to permit construction of a new 12-story, 200-unit residential building, 501 hotel rooms (a Residence Inn and Courtyard Marriott, and retail, on property bounded by 9th St., NW to the east, L St. to the south, private property to the north and west (across 9th Street from the Washington Convention Center), Lot 40, 62, 65-67, 801-805, 838, 839, 842, 848, 859, 878, Square 0369, Ward 2, (agent: Mary Carolyn Brown (Holland & Knight), 800 17th St., NW, Suite 1100, Washington, DC 20006).

**Case #14-12 (Approved 03/30/15)** - EAJ 1309 5th Street LLC First Stage PUD and Map Amendment (EAJ 1309 5th Street LLC, c/o Edens, 7200 Wisconsin Ave., Suite 400, Bethesda, MD 20814); ZC approved for final action (with modifications re: park maintenance and location of sign) application for a consolidated and first stage PUD and map amendment for 85,820 sq. ft. from C-M-1 to C-3-C zone for development of two buildings (constructed in 2 phases) totaling up to approx. 541,400 gross sq. ft. (6.3 FAR); first-stage PUD is for building on the north of the property for between approx. 25,000 and 35,000 gross sq. ft. of retail use and approx. 260,000 to 290,000 gross sq. ft. of residential use w/ below-grade parking., 1309-1329 5th St., NE, Lot 0800, Square 3591, Ward 5, (agent: Maureen E. Dwyer (Goulston & Storrs), 1999 K St., NW, Suite 500, Washington, DC 20006).

**Case #14-16 (Approved 03/30/15)** - Proposed Text Amendment and Map Amendment to Create C-2-B-1 Zone (D. C. Office of Planning, 1100 4th St., SW, Washington, DC 20024); ZC approved for final action a proposed text

and map amendments to create and implement the C-2-B-1 Zone District, which would be identical to the existing C-2-B Zone District but with an allowable matter-of-right height of 75 ft. instead of 65 ft., on parcel of land located in the triangle formed by New York Ave., Bladensburg Rd., and Montana Ave., NE., Lot 2, 5, 6, 8, 10, 11, 12, 14, 800, 801, 804, 811 and 815 (Sq. 4268); Parcels 153/26, -83, -105, -123, -150, -152, 153, Square 4268, Ward 5.

**Case #08-06C (denied 03/30/15)** - West End Citizen's Association's Request for Postponement of Hearing (Office of Planning, 1100 4th Street, SW, Washington, DC 20024); ZC denied request by consensus the West End Citizen's Association's request for a postponement of hearing, citywide.

**Case #14-11 (hearing held 03/30/15)** - Office of Planning - Text Amendment to Ch. 1 & 4 (Office of Planning, 1100 4th St SW, Washington, DC 20024); ZC took proposed action for Text Amendments to Chapters 1 & 4, HEIGHT Residential Rowhouse (additions & new for two or fewer): (1a) Establish 35 feet MOR and 40 feet by SE, Approved 3-2-0; (1b) Maintain 40 feet Matter of Right (MOR) for three or more adjoining structures for new construction only, Approved 4-1-0; (2) Non-Residential Buildings (additions and new) – 35 feet MOR and 40 feet by SE, Approved 3-2-0; MEZZANINE - include a mezzanine within the limit on the number of stories within a principal building, Approved 4-1-0; CONVERSIONS: (1) Residential Rowhouse Require SE for conversions, Denied 2-3-0; (1a) MOR conversion subject to 900 sq. ft. of land (variance for less sq. ft.) w/ 4 units max. and the 4th unit subj. to IZ at 80% AMI subj. to conditions for MOR option under OP's recommendation (see OP report [Ex. 193], p. 9), Approved 3-2-0; (1b) SE conversion for 5 or more units subj. to all Special Exception option conditions (OP report, p. 9). Every other unit after the 4th would be IZ, Approved 3-2-0; (2) Non-residential Structures – allow MOR conversion with 900 sq. ft. and IZ applicable to the 10th unit and SE relief from the 900 sq. ft. w/ advertised design standards and reference to neighboring rooftop chimneys and solar energy systems, Approved 5-0-0; and allow 900 sq. ft. relief by SE instead of variance for residential, Denied 2-3-0; Citywide.

**Case #15-03 (setdown aprd. 03/30/15)** - 1309-1315 Clifton Street NW Planned Unit Development and Map Amendment (Aria Development Group, 150 E. 58th St., 28th Fl., New York, NY 10155); ZC setdown as a contested case an application for consolidated Planned Unit Development and related map amendment for approx. 29,700 sq. ft. (from R-5-B to R-5-C) to allow replacement of two outdated apartment buildings with a "green" multi-family building with between 155 and 170 units (approx.

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118,800 gross sq. ft. and 60-ft. height), located between Clifton St., NW, 13th St., 14th St. and an alley at 1309-1315 Clifton St., NW, Lot 0831, 0838, Square 2866, Ward 1, (agent: Allison Prince and Cary Kadleck (Goulston & Storrs), 1999 K St., NW, Suite 500, Washington, DC 20006).

**Case #15-08 (setdown apprd. 03/30/15)** - Office of Zoning – Text Amendment @ § 3180.1(c) (D.C. Office of Zoning, 441 4th St NW #200, Washington, DC 20001); ZC setdown as a rule making case a text amendment to amend Section 3180(c) to add a fee for chancery cases where no gross floor area is involved, citywide.

## Board of Zoning Adjustment Applications Filed

**Case #18986 (Submitted 02/24/15)** - Application of Gigi Mathews (Gigi Mathews, 1000 Kenyon Street N.W., Washington, D.C. 20010); application submitted for variances from the lot occupancy requirements under § 403.2, the rear yard requirements under § 404.1, and the non-conforming structure requirements under § 2001.3, to allow the construction of a rear deck addition to an existing one-family row dwelling in the R-4 District, 1000 Kenyon Street N.W., Lot 104, Square 2846, Ward 1.

**Case #18987 (Submitted 02/25/15)** - Application of Pierce Investments, LLC (Srouns Florida Avenue LLC, 14672 Southlawn Ln, Rockville, MD 20850); application submitted for variances from the height requirements under § 770, the floor area ratio requirements under § 771, the rear yard requirements under § 774, and the residential loading requirements under § 2201, to allow the construction of a five-story multi-family building containing 52 units in the C-2-A District, 1124 Florida Avenue N.E., Lot 808, Square 4070, Ward 5, (agent: Meridith Moldenhauer, Griffin, Murphy, Moldenhauer & Wiggins, LLP, 1912 Sunderland Place, NW, Washington, D.C. 20036).

**Case #18988 (Submitted 02/26/15)** - Application of David and Grace Steckler (David and Grace Steckler, 224 9th Street N.E., Washington DC 20002); for a special exception under § 223, not meeting the court requirements under § 406, to allow the construction of a two-story addition to an existing one-family dwelling in the R-4 District, 224 9th Street N.E., Lot 116, Square 917, Ward 6, (agent: Will Teass, AIA, Teass \ Warren Architects, 515 M St SE, Suite 200, Washington DC 20003).

**Case #18989 (Submitted 02/26/15)** - Application of 1724 Kalorama Limited Partnership (1724 Kalorama Limited Partnership, 180 Interstate North Parkway SE, Atlanta, GA 30339-2136); application submitted for

variances from the off-street parking requirements under § 2101.1, and the parking space setback requirements under § 2116.12, to allow the conversion of an existing building into a five-story apartment building containing 47 residential units in the RC/C-2-B District, 1724 Kalorama Road N.W., Lot 851, Square 2567, Ward 1, (agent: Paul Tummonds & Cary Kadleck, Goulston & Storrs, 1999 K Street NW, Suite 500, Washington, DC 20006).

**Case #18990 (Submitted 02/26/15)** - Application of Diana Kurnit and Jonathan Brumer (Diana Kurnit and Jonathan Brumer, 5330 42nd Street N.W., Washington, DC 20015); application submitted for a special exception under § 223, not meeting the lot occupancy requirements under § 403.2, to allow the construction of a one story rear deck addition in the R-2 District, 5330 42nd Street N.W., Lot 30, Square 1664, Ward 3.

**Case #18991 (Submitted 02/27/15)** - Appeal of John A. Stokes (John A. Stokes, 1519 Varnum Street, NW, Washington, DC 20011); appeal submitted from a December 31, 2014 decision by the Zoning Administrator, Department of Consumer and Regulatory Affairs, to issue Building Permit No. B1503050, to convert a one-family dwelling into two multi-family dwellings comprising seven units in the R-4 District, 1521 Varnum Street N.W. (Owner: 1521 Varnum Street, NW, LLC), Lot 817, Square 2698, Ward 4.

**Case #18992 (Submitted 03/06/15)** - Application of Congressional 1015 E Street, LLC (Congressional 1015 E Street, LLC, 611 2nd Street NE, Ste. 1, Washington, DC 20002); application submitted for variances from the side yard requirements under § 775.5, and the nonconforming structure requirements under § 2001.3(b)(2), to allow the renovation and expansion of an existing building to create a five-unit apartment building in the CHC/C-2-A District, 105 E Street S.E., Lot 813, Square 973, Ward 6, (agent: Cary Kadleck, Goulston & Storrs, 1999 K Street NW, Suite 500, Washington, DC 20006).

**Case #18993 (Submitted 03/06/15)** - Application of Colleen Reilly and Gary Addie (Colleen Reilly and Gary Addie, 2412 Chain Bridge Rd. NW, Washington, DC 20016); application submitted for a special exception under § 223, not meeting the rear yard requirements under § 404.1, to allow the construction of a one story rear addition in the R-1-B District, 2412 Chain Bridge Road N.W., Lot 809, Square 1413, Ward 3, (agent: Larysa Kurylas, The Kurylas Studio, 1909 Q St. NW, Suite 200, Washington, DC 20009).

**Case #18994 (Submitted 03/09/15)** - Application of Rahmin Mehdizadeh and Hun Ah Lee (Rahmin Mehdizadeh and Hun Ah Lee, 1831 Vernon Street, NW, Washington, DC 20009); application submitted for a

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variance from the off-street parking requirements under § 2101.1, to allow the conversion of an existing one-family dwelling into a five-unit apartment building in the C-2-A District, 254 15th Street S.E., Lot 22, Square 1073, Ward 6, (agent: Martin P Sullivan -- Sullivan & Barros, LLP, 1990 M Street, NW, Suite 200, Washington, DC 20036).

**Case #18995 (Submitted 03/10/15)** - Application of Rokas Reipa (Rokas Reipa, 1254 Florida Avenue N.E., Washington, DC 20002); application submitted for a special exception under § 223, not meeting the lot occupancy requirements under § 403.2, the rear yard requirements under § 404.1, the side yard setback requirements under § 405.9, and the non-conforming structure requirements under § 2001.3, to allow the expansion of an existing one-story garage into a two-story garage with accessory apartment and covered walkway to the dwelling in the R-4 District, 1254 Florida Avenue N.E., Lot 15, Square 4069, Ward 5, (agent: Jennifer Fowler, Fowler Architects, 1819 D Street S.E., Washington, D.C. 20003).

**Case #18996 (Submitted 03/10/15)** - Application of Macomb St Trust, Robert Altman, Trustee (Macomb St Trust, Robert Altman, Trustee, 3401 Macomb St NW Washington DC 20016); application submitted for a special exception under § 223, not meeting the side yard requirements under § 405, to allow the construction of a rear addition to an existing one-family dwelling in the R-1 District, 3401 Macomb Street N.W., Lot 41, Square 2078, Ward 3, (agent: VW Fowlkes, 1711 Connecticut Ave NW 204B, Washington DC 20009).

**Case #18997 (Submitted 03/11/15)** - Application of Chris Lobb and Paola Barbara (Chris Lobb and Paola Barbara, 148 11th Street S.E., Washington, DC 20003); application submitted for a special exception under § 223, not meeting the lot occupancy requirements under § 403.2, and the rear yard requirements under § 404.1, to allow the construction of a two-story rear addition with accessory apartment connected to the dwelling by a covered walkway in the R-4 District, 148 11th Street S.E., Lot 26, Square 989, Ward 6, (agent: Jennifer Fowler, Fowler Architects, 1819 D Street SE, Washington, DC 20003).

**Case #18998 (Submitted 03/13/15)** - Application of Saint Sophia Greek Orthodox Cathedral (Saint Sophia Greek Orthodox Cathedral, 2815 36th Street, NW, Washington, DC 20007); application submitted for a special exception from the private school requirements under § 206.1, to establish a private school with a maximum of 16 students in the first year, and a maximum of 36 students within five years, in the R-1-B District, 2815 36th Street N.W., Lot 33, Square 1942, Ward 3, (agent: Cynthia A. Giordano, Esq., Saul Ewing LLP, 1919

Pennsylvania Ave., N.W., Suite 550 Washington, DC 20006).

**Case #18999 (Submitted 03/13/15)** - Appeal of ANC 1C (ANC 1C, P.O. Box 21009 Kalorama Station, Washington DC 20009); appeal submitted from a January 15, 2015 decision by the Zoning Administrator, Department of Consumer and Regulatory Affairs, to issue Building Permit No. B1408491, to convert two one-family dwellings into an apartment building comprising eight units in the R-5-B District, 2305-2307 Ontario Road N.W. [Owner: 2305 Ontario Rd NW LLC and 2307 Ontario Rd NW LLC (202 Development), 114 N. Jackson St. Arlington, VA 22201], Lot 45-46, Square 2567, Ward 1.

**Case #19000 (Submitted 03/16/15)** - Application of Stuart F. and Jennifer Pierson (Stuart F. and Jennifer Pierson, 5435 Sherrier Place N.W., Washington DC 20016); application submitted for a special exception under § 223, not meeting the lot area requirements under § 401.3, and the rear yard requirements under § 404.1, to allow the construction of a one-story rear addition to an existing one-story dwelling in the R-1-B District, 5435 Sherrier Place N.W., Lot 833, Square 1444, Ward 3, (agent: Mark Grisar, 4103 30th Street, Mt Rainier, Maryland 20712).

**Case #19001 (Submitted 03/18/15)** - Application of Michael Blake and Victoria Elias (Michael Blake and Victoria Elias, 242 10th Street N.E., Washington, DC 20002); application submitted for a special exception under § 223, not meeting the rear yard requirements under § 404.1, to construct a two-story addition to an existing two-story, one-family dwelling in the R-4 District, 242 10th Street N.E., Lot 26, Square 939, Ward 6.

**Case #19002 (Submitted 03/19/15)** - Application of Rainbow Child Development Center (Rainbow Child Development Center, 505 57th Street N.E., Washington, DC 20019); application submitted for a special exception from the child development center requirements under § 205, to expand a child development center with 42 children and nine staff to a child development center with 72 children and 12 staff in the R-2 District, 505 57th Street N.E., Lot 3 & 4, Square 5227, Ward 7, (agent: Martin P Sullivan; Sullivan & Barros, LLP, 1990 M Street, NW Suite 200, Washington, DC 20036).

**Case #19003 (Submitted 03/19/15)** - Application of Marie Pollard (Marie Pollard, 2216 12th Street N.W., Washington, DC 20009); application submitted for a special exception under § 223, not meeting the lot occupancy requirements under § 403.2, and the court width requirements under § 406.1, to construct a rear one-story addition to an existing two-story, one-family dwelling in the R-5-B District, 2216 12th Street N.W., Lot 195, Square



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271, Ward 1, (agent: Roberto Ramirez, 13 Atwood Court, Silver Spring, MD 20906).

**Case #19004 (Submitted 03/24/15)** - Application of 1933 Montana Ave LLC (1933 Montana Ave LLC, 953 V St NE, Suite 15, Washington, DC 20018-1103); application submitted for special exceptions from the number of parking spaces requirements under § 2108.2, the accessory parking space location requirements under § 2116.7, and the parking space accessibility requirements under § 2117.4, to allow a new medical office use in the R-4 District, at the southeast corner of 16th Street N.E. and Oates Street N.E., Lot 52 and 803, Square 4073, Ward 5, (agent: Derrick Lanardo Woody, 2651 16th St NW, Suite 806, Washington, DC 20009).

**Case #19005 (Submitted 03/24/15)** - Application of Jason H Yoon (Jason H Yoon, 3107 19th St S, Arlington, VA 22204-5223); for special exceptions from the number of parking spaces requirements under § 2108.2, and the accessory parking space location requirements under § 2116.7, to allow a new medical office use in the C-2-A District, 2345 Martin Luther King Jr. Avenue S.E., Lot 40, Square 5790, Ward 8, (agent: Derrick Lanardo Woody, 2651 16th St NW, Suite 806, Washington, DC 20009).

## Board of Zoning Adjustment Actions

**Case #18872 (Approved 03/03/15)** - Application of Kami Quinn and Maurion Knight (Kami Quinn and Maurion Knight, 510 Independence Avenue S.E., Washington, DC 20003); BZA approved variances from the requirements regarding nonconforming structures (§2001.3), lot occupancy (§403), and rear yard (§404) to allow the construction of a rear addition to a one-family row dwelling in the CAP/R-4 District, 510 Independence Avenue S.E., Lot 800, Square 842, Ward 6, (agent: Meridith Moldenhauer, Griffin, Murphy, Moldenhauer & Wiggins, LLP, 1912 Sunderland Place, NW, Washington, DC 20036).

**Case #18929 (Approved 03/03/15)** - Application of Saint John's College High School (Saint John's College High School, 2607 Military Road, N.W., Washington, DC 20015); BZA approved a special exception from the private school requirements under § 206.1, to construct a new walkway and additions to an academic building in the R-1-A District, 2607 Military Road, N.W, Lot 804-807, Square 2308, Ward 3, (agent: Norman M. Glasgow, Jr., Holland & Knight LLP, 800 17th Street, NW, Suite 1100, Washington, DC 20006).

**Case #18930 (Approved 03/03/15)** - Application of Wallis McClain (Wallis McClain, 1102 Park Street, N.E.,

Washington, DC 20002); BZA approved a special exception under § 223, not meeting the lot occupancy requirements under § 403.2, the open and closed court requirements under § 406.1, and the nonconforming structure requirements under § 2001.3, to expand an existing garage and construct a two-story rear addition to an existing single-family dwelling in the R-4 District, 1102 Park Street, N.E., Lot 17, Square 987, Ward 6, (agent: Jennifer Fowler, Fowler Architects, 1819 D Street SE, Washington, DC 20003).

**Case #18931 (Approved 03/03/15)** - Application of Carolina Lopez and Jeffrey Frank (Carolina Lopez and Jeffrey Frank, 721 11th Street N.E., Washington, DC 20002); BZA approved a special exception under § 223, not meeting the lot occupancy requirements under § 403.2, the rear yard setback requirements under § 404.1, and the nonconforming structure requirements under § 2001.3, to convert an existing two-story garage into a second-story apartment and construct a covered walkway in the R-4 District, 721 11th Street N.E., Lot 39, Square 982, Ward 6, (agent: Jennifer Fowler, Fowler Architects, 1819 D St SE Washington, DC 20003).

**Case #18937 (Approved 03/03/15)** - Application of Seven Brick Road, LLC (Seven Brick Road, LLC, 1639 Hobart St. NW, Washington, DC 20009); BZA approved a variance from the lot occupancy requirements under § 403.2, to allow the conversion of a church into a flat in the R-4 District, 401 South Carolina Avenue, S.E., Lot 100, Square 1060, Ward 6.

**Case #18880 (withdrawn 03/03/15)** - Application of Sahr Bockai (Sahr Bockai, 3316 14th street NW, Washington, DC 20010); application withdrawn by applicant for variances from the use provisions under subsection 330.5, roof structure setback provisions under subsection 400.7, lot occupancy requirements under subsection 403.2, rear yard requirements under subsection 404.1, and pervious surface requirements under subsection 412.13 to allow the construction of a new five-story, eight-unit multifamily structure in the C-3-A District, 1368 and 1370 Kenyon Street, N.W., Lot 34 and 40, Square 2848, Ward 1, (agent: Anthony Udoka, 1612 Bradley Avenue, Rockville, MD 20851).

**Case #18884 (action deferred 03/03/15)** - Application of 1351 LLC (1351 LLC, 3218 O Street NW, Washington, D.C. 20007); application submitted for a special exception from the zone district boundary line crossing a lot requirements under § 2514.1(d), and a variance from the rear yard requirements under § 774.1, to allow an addition to an existing structure in the C-2-A and R-3 Districts; scheduled for decision on 4/7/15, 1351 Wisconsin Avenue, N.W., Lot 811, Square 1243, Ward 2, (agent: Robert Bell

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Architects, 3218 O Street NW, Washington, DC 20007).

**Case #18906 (postponed 03/03/15)** - Application of Endeka Enterprises and 1320 Penelope LLC (Endeka Enterprises and 1320 Penelope LLC, 4619 41st St, NW, Washington, DC 20016); application submitted for a variance from the parking requirements under § 2101.1, and a special exception from the roof structure setback requirements under §§ 400.7(b), 411.11, and 777.1, to allow construction of a residential addition to an existing office building in the DC/SP-1 and C-3-C Districts; postponed to 4/28/15, 1337 Connecticut Avenue, N.W., Lot 55, Square 137, Ward 2, (agent: Christine Roddy, Goulston Storrs, 1999 K Street, NW, Washington, DC 20006).

**Case #18927 (hearing con't. 03/03/15)** - Application of Nickolas Rodriguez (Nickolas Rodriguez, 815 8th Street, N.E., Washington, DC 20002); application submitted for a special exception under § 223, not meeting the lot occupancy requirements under § 403.2, the rear yard requirements under § 404.1, the open court requirements under § 406.1, and the nonconforming structure requirements under § 2001.3, to allow the construction of a two-story rear addition to an existing single-family dwelling in the R-4 District; hearing continued to 4/7/15, 815 8th Street, N.E., Lot 73, Square 911, Ward 6, (agent: Michael Fowler, Fowler Architects, 1819 D Street SE, Washington, DC 20003).

**Case #18928 (hearing con't. 03/03/15)** - Application of Jaime Zaldivar (Jaime Zaldivar, 1310 Wallach Place NW, Washington, DC 20009); application submitted for a special exception under § 223, not meeting the lot occupancy requirements under § 403.2, to allow the construction of a third-story rear addition to convert an existing single-family dwelling to a flat in the R-4 District; hearing continued to 4/7/15, 115 V Street N.W., Lot 8, Square 5021, Ward 8, (agent: Vivian Fernandes, Acanthus Architects, 2714 Quebec St. NW, Washington, DC 20008).

**Case #18935 (hearing con't. 03/10/15)** - Application of Sonja Sweek (Sonja Sweek, 515 7th Street, S.E., Washington, D.C. 20003); for variances from the lot occupancy requirements under § 403.2, and the maximum height and number of stories of accessory structures requirements under § 2500.4, to allow the construction of a two-story garage in the R-4 District; hearing continued to 4/28/15, 515 7th Street, S.E., Lot 853, Square 877, Ward 6.

**Case #18940 (Approved 03/10/15)** - Application of H Street Legacy, LLC (H Street Legacy, LLC, 912 Sunderland Place NW, Washington, DC 20036); BZA approved a variance from the off-street parking requirements under § 2101.1, and a special exception from the roof structure setback requirements under §§ 411.11 and 770.6, to construct a six-story multi-family residential

building with ground floor retail in the HS-A/C-3-A District, 1371-1375 H Street N.E., Lot 848, Square 1027, Ward 6.

**Case #18944 (Approved 03/10/15)** - Application of Michael Reitz (Michael Reitz, 1505 Harvard Street NW, Washington DC 20009); BZA approved a special exception under § 223, not meeting the nonconforming structure requirements under § 2001.3, to allow the construction of a third-story addition to an existing single-family dwelling in the D/R-5-B District, 1505 Harvard Street N.W., Lot 42, Square 2577, Ward 1.

**Case #18877 (Approved 03/10/15)** - Application of Jessica Crane (Jessica Crane, 15 Browns Ct. SE, Washington, DC 20003); BZA approved variances from the lot occupancy (section 403) and nonconforming structure (subsection 2001.3) to allow an addition to an existing one-family semi-detached dwelling in the R-4 District, 15 Brown Court, S.E., Lot 853, Square 870, Ward 6, (agent: Philip Anderson, studio laan, PLLC, 1117 C St. SE, Washington, DC 20003).

**Case #18898 (Approved 03/10/15)** - Application of Ingleside Presbyterian Retirement Community (Ingleside Presbyterian Retirement Community, 3050 Military Road, N.W., Washington, DC 20015); BZA approved a variance from the minimum width requirements under § 401.3, and special exceptions from the community residence facility requirements under § 218, and the health care facility requirements under § 219, to allow an addition and increase in residents at an existing retirement community in the R-1-A District, 3050 Military Road, N.W. and 5314 29th Street, N.W., Lot 802, 804, 809, 813 (Sq. 2287) and Lot 30 (Sq. 2290), Square 2287 & 2290, Ward 3, (agent: Allison Prince, Goulston & Storrs, 1999 K Street, NW, Washington, DC 20006).

**Case #18911 (Approved 03/10/15)** - Application of Potomac Electric Power Company (Potomac Electric Power Company, 701 Ninth Street, N.W., Washington, D.C. 20068); BZA approved area variances from the public space at ground level requirements of § 633 and the parking requirements of § 2101.1, and a special exception for utility use in a CR District pursuant to § 608.1, to allow the construction of a new electric substation in the CG/CR District, 100 block of Q Street, S.W., Lot 19 and 809, Square 603, Ward 6, (agent: Christine Moseley Shiker, Holland & Knight, 800 17th Street, NW, Suite 1100, Washington, DC 20006).

**Case #18857 (dismissed 03/10/15)** - Appeal of Advisory Neighborhood Commission 3D (Advisory Neighborhood Commission 3D, P.O. Box 40846 Palisades Station, Washington, DC 20016); BZA dismissed an appeal submitted from a July 14, 2014, decision by the

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Department of Consumer and Regulatory Affairs to issue Building Permit No. FD1400058, allowing the construction of a two-story parking garage for the American University in the R-5-B District, 4400 Massachusetts Avenue, N.W., Lot 3, Square 1601, Ward 3.

**Case #18905 (action deferred 03/10/15)** - Application of Jemal's 9th Street Gang of 3 LLC (Jemal's 9th Street Gang of 3 LLC, 702 H Street, Suite 400, N.W., Washington, DC 20001); application submitted for variances from the floor area ratio requirements under § 771.2, and the off-street parking requirements under § 2101.1, to allow the expansion of existing structures to accommodate commercial uses in the C-2-A District; scheduled for decision on 4/28/15, 218 9th Street, N.W., Lot 174, Square 368, Ward 2, (agent: Leila M. Jackson Batties, Holland & Knight, 800 17th Street, NW, Washington, DC 20006).

**Case #18945 (postponed 03/10/15)** - Application of Gertha Davis (Gertha Davis, 3655 Horner Place, S.E., Washington, DC 20032); application submitted for a special exception under § 223, not meeting the lot occupancy requirements under § 403.2, the rear yard setback requirements under § 404.1, the open court requirements under § 406.1, and the nonconforming structure requirements under § 2001.3, to allow the construction of an addition to an existing single-family dwelling in the R-2 District; postponed to 5/19/15, 3655 Horner Place, S.E., Lot 803, Square 6090, Ward 8.

**Case #18946 (Approved 03/17/15)** - Application of N Street Venture, LLC (N Street Venture, LLC, 1950 Old Gallows Rd. Suite 200, Vienna, VA 22182); BZA approved a special exception from the historic resource parking requirements under § 2120.6, to provide 13 parking spaces rather than the 15 parking spaces required for an addition to historic structures in the DC/SP-1 District, 1745 N Street, N.W., Lot 84, Square 158, Ward 2, (agent: Meridith Moldenhauer, Griffin, Murphy, Moldenhauer & Wiggins, LLP, 1912 Sunderland Place NW, Washington, DC, 20036).

**Case #18947 (Approved 03/17/15)** - Application of Henry and Katherine Van Dyck (Expedited review) (Henry and Katherine Van Dyck, 710 A Street, NE Washington, DC 20002); BZA approved a special exception under § 223, not meeting the open court requirements under § 406.1, to allow the construction of a second-story rear addition to an existing single-family dwelling in the R-4 District, 710 A Street, NE, Lot 41, Square 896, Ward 6, (agent: Gay Hardwick, Hardwick Studio, 3505 Kent Street, Kensington, MD 20895).

**Case #18900 (postponed 03/17/15)** - Application of Academy of Ideal Education (Grace Apostolic Church,

4417 Dix Street, NE, Washington, DC 20019); application submitted for a special exception from the private school requirements under § 206.1, to allow operation of a private school in the R-2 District; postponed to 4/7/15, 4501 Dix Street, N.E., Lot 73, Square 5135, Ward 7.

**Case #18943 (hearing con't. 03/17/15)** - Application of Myrtle Ave LLC (Myrtle Ave LLC, 1324 H Street NE, Washington, D.C. 20002); application submitted for a variance from the lot area requirements under § 401.3, to allow the construction of a new single-family dwelling in the R-1-B District; hearing continued to 4/28/15, 2608 Myrtle Avenue N.E., Lot 834, Square 4315, Ward 5.

**Case #18948 (withdrawn 03/17/15)** - Appeal of Marie E Birnbaum (Marie E Birnbaum, 1015 East Capitol St SE Washington DC 20002); appeal from an October 29, 2014 decision by the Zoning Administrator, Department of Consumer and Regulatory Affairs, to issue Certificate of Occupancy No. CO1500286 to allow a first-floor retail establishment in the R-4 District was withdrawn, 1023 East Capitol Street, S.E.: Owner: Park Concepts LLC (John Kuykendall and Charles Hudman), Lot 4, Square 967, Ward 6.

**Case #18949 (postponed 03/17/15)** - Application of Bright Future Early Learning Center, LLC (Bright Future Early Learning Center, LLC, 4703 Autumn Glory Way, Chantilly, VA 20151); application submitted for a variance from the off-street parking requirements under § 2101.1, to allow the operation of a child development center for 62 children and 11 staff in the C-2-A District; postponed to 4/14/15, 2535 Bladensburg Road, N.E., Lot 802, Square 4356, Ward 5.

**Case #18952 (deferred 03/17/15)** - Application of Daniel Fields (Daniel Fields, 7100 Blair Rd NW Washington, DC 20012); application submitted for a variance from the use provisions under § 201.1, to allow a four-unit apartment house in the R-1-B District; rescheduled to 4/14/15, 7100 Blair Road N.W., Lot 800, Square 3189, Ward 4.

**Case #18954 (Approved 03/24/15)** - Application of Crumbs & Whiskers LLC (Crumbs & Whiskers LLC, c/o Germar Properties LLC, 3286 M ST NW, Suite C, Washington, DC 20007); BZA approved a special exception from the animal boarding requirements under § 735, to establish an animal boarding use for cats in the C-2-A District, 3211 O Street N.W., Lot 800, Square 1244, Ward 2, (agent: Kanchan Singh, 906 Pheasant Run Drive, Gaithersburg, MD, 20878).

**Case #18955 (Approved 03/24/15)** - Application of Good Home Investments, LLC (Good Home Investments, LLC, 9109 Lucky Estates Dr., Vienna, VA 22182-1746); BZA approved a special exception from the fast food



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restaurant requirements under § 733, to establish a fast food restaurant in the C-2-A/R-3 District, 1918-B 14th Street S.E., Lot 1019, Square 5767, Ward 8, (agent: Stephen duPont, Jr., 5159 Fulton St., NW, Washington, DC 20016).

**Case #18957 (Approved 03/24/15)** - Application of Guggan Datta/Masala Dosa, LLC (Guggan Datta/Masala Dosa, LLC, 1504 17th Street, N.W., Washington, DC 20036); BZA approved a special exception from the HS Overlay requirements under § 1320.4(c), to establish a fast food restaurant in two existing row dwellings in the HS-H/C-2-A District, 411 H Street N.E., Lot 69, Square 809, Ward 6, (agent: Mary Carolyn Brown, Holland & Knight, LLP, 800 17th Street, NW, Suite 1100, Washington, DC 20006).

**Case #18959 (Approved 03/24/15)** - Application of David and Elizabeth Field (David and Elizabeth Field, 3629 Everett Street, NW Washington, DC 20008); BZA approved a special exception under § 223, not meeting the lot occupancy requirements under § 403.2, the side yard requirements under § 405.8, and the rear yard requirements under § 404.1, to allow the construction of a second-story addition to an existing single-family dwelling in the R-1-B District, 3629 Everett Street N.W., Lot 37, Square 1983, Ward 3.

**Case #18897 (postponed 03/24/15)** - Application of Julian Hunt and Lucrecia Laudi (Julian Hunt and Lucrecia Laudi, 1504 Swann Street N.W., Washington, DC 20009); application submitted for variances from the nonconforming structure requirements under § 2001.3(a)(b)(1) and (2), the lot occupancy requirements under § 403.2, and the rear yard requirements under § 404.1, to allow construction of an addition to an existing single family dwelling and conversion to a flat in the DC/R-4 District; postponed to 5/5/15, 1504 Swann Street N.W., Lot 817, Square 191, Ward 2.

**Case #18924 (denied 03/24/15)** - Application of David Gullick (David Gullick, 705 Kenyon Street, N.W., Washington DC 20010); BZA denied application for variances from the lot occupancy requirements under § 772.1, the rear yard requirements under § 774.1, and parking space requirements under § 2100.1, to allow the conversion of a flat to a three-unit apartment building in the GA/C-2-A District, 705 Kenyon Street, N.W., Lot 804, Square 2892, Ward 1.

**Case #18956 (withdrawn 03/24/15)** - Application of 4725 Massachusetts Ave., LLC (4725 Massachusetts Ave., LLC, c/o Meridith H. Moldenhauer & Eric M. Daniel, Griffin, Murphy, Moldenhauer & Wiggins, LLP, 1912 Sunderland Place, N.W., Washington, D.C. 20036); application withdrawn for a variance from the use provisions under § 201.1, to convert a single-family

dwelling with a physician's office to an architectural office and residential unit in the R-1-B District, 4725 Massachusetts Avenue N.W., Lot 45, Square 1531, Ward 3, (agent: Meridith H. Moldenhauer & Eric M. Daniel, Griffin, Murphy, Moldenhauer & Wiggins, LLP, 1912 Sunderland Place, N.W., Washington, D.C. 20036).

**Case #18925 (Approved 03/31/15)** - Application of Hwa Golden (Hwa Golden, 2608 Urbana Drive, Silver Spring, MD 20906); BZA approved a special exception from the parking lots requirements under § 213, to operate an accessory parking lot containing 40 spaces in the R-1-B District, 6400 Georgia Avenue, N.W., Lot 852, Square 2945, Ward 4, (agent: Dina Munasifi, Sullivan & Barros, LLP, 1990 M Street, NW, Suite 200, Washington, DC 20036).

**Case #18951 (Approved 03/31/15)** - Application of Matthew Seligman (Matthew Seligman, 1534 Swann Street N.W., Washington, DC 20009); BZA approved a special exception under § 223, not meeting the rear yard setback requirements under § 404.1, and the nonconforming structure requirements under § 2001.3, to allow the construction of a deck addition to an existing flat in the DC/R-4 District, 1534 Swann Street N.W., Lot 92, Square 191, Ward 2.

**Case #18961 (Approved 03/31/15)** - Application of Erin and James Boyd (Erin and James Boyd, 1733 D Street, S.E., Washington, DC 20003); application submitted for a special exception under § 223, not meeting the lot occupancy requirements under § 403, and the nonconforming structure requirements under § 2001.3, to allow the enlargement and enclosure of an existing garage in the R-4 District, 1733 D Street, S.E., Lot 110, Square 1102, Ward 6, (agent: Stephen duPont, Jr., 5159 Fulton St., NW, Washington, DC 20016).

**Case #18966 (Approved 03/31/15)** - Application of RAP, Inc. (RAP, Inc., 1959 4th Street N.E., Washington, DC 20002); application submitted for a variance from the limitation on the number of stories requirements under § 400.1, and a special exception from the roof structure setback requirements under §§ 411.11 and 400.7(b), to extend stairs to allow access to the roof in the R-4 District, 1959 4th Street N.E., Lot 51, Square 3615, Ward 5, (agent: Genell Anderson, 6230 Third Street, NW Suite 4, Washington, DC 20011).

**Case #18886 (action deferred 03/31/15)** - Application of Niloufar Hoorazor (Niloufar Hoorazor, 2709 36th Street, N.W., Washington, DC 20007); application submitted for a special exception under § 223, not meeting the lot occupancy requirements under § 403.2, and the side yard requirements under § 405.8, to allow a two-story addition to an existing single family dwelling in the R-1-B District;

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scheduled for decision on 4/21/15, 2709 36th Street, N.W., Lot 811, Square 1938, Ward 3, (agent: Meridith Moldenhauer, Griffin, Murphy, Moldenhauer & Wiggins, LLP, 1912 Sunderland Place, N.W., Washington, D.C. 20036).

**Case #18958 (postponed 03/31/15)** - Application of Patrick L Scott (Patrick L Scott, 119 Varnum St NW Washington, DC 20011); application submitted for a special exception under § 223, not meeting the side yard requirements under § 405.3, to allow the construction of a rear kitchen addition to an existing single-family dwelling in the R-5-A District; postponed to 5/5/15, 119 Varnum Street N.W., Lot 7, Square 3321, Ward 4, (agent: Ohi Engineering Group, PLLC (Jasmine Ohi), 1025 Thomas Jefferson St NW, Washington, DC 20007).

**Case #18964 (action deferred 03/31/15)** - Application of 1220 Potomac Avenue SE, LLC (1220 Potomac Avenue SE, LLC, 1711 Strine Drive, McLean Virginia 22101); application submitted for a variance from the minimum number of required parking spaces provisions under § 2101.1, to construct an eight-unit apartment building in the R-5-B District; scheduled for decision on 5/5/15, 1220 Potomac Avenue S.E., Lot 40, Square 1021, Ward 6, (agent: Toye Bello, 220 L Street, NE, 2nd Fl., Washington DC, DC, 20002).

**Case #18965 (postponed 03/31/15)** - Appeal of Peter and Diana Minshall (Peter and Diana Minshall, 3327 Q Street, NW, Washington, DC 20007); appeal submitted from a November 26, 2014 decision by the Zoning Administrator, Department of Consumer and Regulatory Affairs, to issue Building Permit No. B1410905 to construct a retaining wall in the R-3 District, 3329 Q Street N.W.: Owner: Sean P Glass, Trustee, 912 Fleming Street, Key West, FL 33040, Lot 266, Square 1278, Ward 2, (agent: Martin P Sullivan; Sullivan & Barros, LLP, 1990 M Street, NW, Suite 200, Washington, DC 20036).

## Real Estate Transactions of Interest Jan. 20 through Feb. 27, 2015

### Commercial/Land

**Christine N Williams**, to 7506 Georgia LLC, 3048 University Ter., NW, Washington DC 20016-3463; sale on 01/21/15 of Lot 0005, Shepherd Park, 4,367.00 sq. ft., improved, commercial, zoned C-2-A, at 7512 Georgia Ave., NW, Washington, DC 20012, Ward 4, parking lot-special purpose; 2015 assessed value: \$305,690 (land); \$16,380 (improvement), Lot 0006, Shepherd Park, 3,556.00 sq. ft., improved, commercial, zoned C-2-A, at 7506 Georgia Ave., NW, Washington, DC 20012, Ward 4, 2-

story retail-commercial building; 2015 assessed value: \$197,140 (land), \$476,240 (improvement), Lot 0006 0005, Square 2956, 2956; \$995,730 (Instrument# 2015005206).

**Judith A Sobotka, George H Oed III**, to 4708 Wisconsin LLC, 3048 University Ter., NW, Washington DC 20016-3463; sale on 01/21/15 of Lot 0836, American University Park, 2,418.00 sq. ft., improved, office, zoned C-2-A, at 4708 Wisconsin Ave., NW, Washington, DC 20016, Ward 3, 2-story, 5,304 sq. ft. office building w/ 3 parking spaces; 2015 assessed value: \$392,930 (land); \$676,320 (improvement), Lot 0015, 0016, 0836, Square 1733; \$1,700,000 (Instrument# 2015005217).

**Wilfrieda K Kulish, Jon N Kulish**, to Congressional 1015 E Street LLC, 611 2nd St., NE, #1, Washington DC 20002-4909; sale on 01/21/15 of Lot 0813, Capitol Hill, 2,202.00 sq. ft., improved, multi-family, zoned C-2-A, at 1015 E St., SE, Washington, DC 20003, Ward 6, 1,736 sq. ft. multi-family rowhome w/ 2-bed, 2-bath, built 1900; 2015 assessed value: \$531,080 (land); \$253,520 (improvement), Lot 0016, 0813, Square 0973; \$665,000 (Instrument# 2015005498).

**Alan J. Weisman**, to Desai & Parikh Investment LLC, 1726 Columbia Rd., NW, Washington DC 20009-2804; sale on 01/22/15 of Lot 0829, Georgetown, 2,340.00 sq. ft., improved, commercial, zoned C-2-A, at 1717 Wisconsin Ave., NW, Washington, DC 20007, Ward 2, 1-story 2,284 sq. ft. store built 1929; 2015 assessment: \$486,490 (land); \$323,190 (improvement), Lot 0829, Square 2154; \$1,575,000 (Instrument# 2015005821).

**Beatrice S. Bowie**, to The DC Project LLC, 2803 Sherman Ave., NW, Washington, DC 20001-3921; sale on 01/22/15 of Lot 0335, Columbia Heights, 1,385.00 sq. ft., improved, multi-family, zoned R-4, at 2803 Sherman Ave., NW, Washington, DC 20001, Ward 1, 4-bed, 2-bath, 1,634 sq. ft. 2-story attached multi-family home built 1915; 2015 assessed value: \$273,410 (land); \$186,880 (improvement), Lot 0335, Square 2886; \$553,000 (Instrument# 2015005962).

**Industrial Bank of Washington**, to 2002 11th Street LLC, 3232 Georgia Ave., NW, Suite 100, Washington DC 20010-3084; sale on 01/22/15 of Lot 0027, Old City II, 3,423.00 sq. ft., improved, commercial, zoned CR, at 2002 11th St., NW, Washington, DC 20001, Ward 1, 2-story commercial building; 2015 assessment: \$1,086,120 (land); \$268,810 (improvement), Lot 0027, Square 0304; \$2,200,000 (Instrument# 2015005751).

**Krishan L. Garg, et al.**, to 3918 W St LLC, 3918 W St., NW, Washington, DC 20007; sale on 01/23/15 of Lot 0040, Glover Park, 4,655.00 sq. ft., improved, multi-family, zoned R-5-A, at 3918 W St., NW, Washington, DC 20007, Ward 3, 8-bed, 4-bath, 3,200 sq. ft. multi-family home built

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1938; 2015 assessment: \$466,110 (land), \$586,010 (improvement), Lot 0040, Square 1315; \$1,200,000 (Instrument# 2015006313).

**3400 Georgia LLC**, to ZGZP 3400 LLC, 5505 Connecticut Ave., NW, #269, Washington DC 20015-2601; sale on 01/26/15 of Lot 0911, Columbia Heights, 15,480.00 sq. ft., improved, commercial, zoned C-2-A, at 3400 Georgia Ave., NW, Washington, DC 20010, Ward 1, 8,500 sq. ft. 1-story store; 2015 assessment: \$1,741,500 (land); \$336,420 (improvement), Lot 0911, Square 2894; \$6,625,000 (Instrument# 2015006944).

**TDDC LLC**, to 905 Rhode Island Capital LP, 3307 M St., NW, Suite 400, Washington DC 20007-3539; sale on 01/26/15 of Lot 0819, Brentwood, 13,637.00 sq. ft., improved, commercial, zoned C-2-B, at 905 Rhode Island Ave., NE, Washington, DC 20018, Ward 5, TD Bank, size n/a; 2015 assessment: \$409,110 (land); \$908,150 (improvement), Lot 0819, Square 3848; \$5,475,000 (Instrument# 2015006745).

**Benson D Medley, April E Medley**, to 1012 Harvard Street LLC, 1509 Rhode Island Ave., NE, Washington DC 20018-3718; sale on 01/27/15 of Lot 0814, Columbia Heights, 3,325.00 sq. ft., improved, multi-family, zoned C-2-A, at 1012 Harvard St., NW, Washington, DC 20001, Ward 1, 3,616 sq. ft. multi-family building built 1939 (2-to-4 units); 2015 assessed value: \$506,160 (land); \$453,260 (improvement), Lot 0009, 0814, Square 2857; \$1,450,000 (Instrument# 2015007586).

**John David Smith**, to Princeton Tree LLC, 2905 Darnley Pl., Vienna, VA 22181-5913; sale on 01/28/15 of Lot 0052, Columbia Heights, 2,063.00 sq. ft., improved, multi-family, zoned R-4, at 1134 Columbia Rd., NW, Washington, DC 20009, Ward 1, 5-bedroom, 4 full bath, 3-story 2,673 sq. ft. 2-4 unit multi-family dwelling built 1910; 2015 assessment: \$341,080 (land); \$341,270 (improvement), Lot 0052, Square 2853; \$763,000 (Instrument# 2015007920).

**National Community Development Association**, to Linguistic Society of America, 1325 18th St., NW, Suite 211, Washington DC 20036-6502; sale on 01/28/15 of Condo Unit(s) 101, Foggy Bottom, Monroe House Condominium, 472.00 sq. ft., improved, comm. condo, zoned R-5-E & SP-2, at 522 21st St., NW, Unit 101, Washington, DC 20006, Ward 2, office condo; 2015 assessment: \$254,880 (land); \$617,520 (improvement), Parcel P-24, Foggy Bottom, Monroe House Condominium, 9.00 sq. ft., vacant, commercial, zoned R-5-E & SP-2, at 522 21st St., NW, Unit: P24, Washington, DC 20006, Ward 2, parking spot; 2015 assessment: \$10,500 (land); \$24,500 (improvement), Lot 2001 2137, Square 0081, 0081; \$520,000 (Instrument# 2015007636).

**PG 41st Street LLC**, to 10009 Fields Road Inc., 9101 River Rd., Potomac, MD 20854-4627; sale on 01/28/15 of Lot 0001, Chevy Chase, 4,485.00 sq. ft., improved, restaurant, zoned C-2-A, at 4611-4613 41st St., NW, Washington, DC 20016, Ward 3, 5,084 sq. ft. restaurant built 1939; 2015 assessment: \$728,810 (land); \$798,970 (improvement), Lot 0001, Square 1769; \$2,270,000 (Instrument# 2015008037).

**Pinefield South Kodiak LLC**, to 10009 Fields Road Inc., 9101 River Rd., Potomac, MD 20854-4627; sale on 01/28/15 of Lot 0810, Georgetown, 3,360.00 sq. ft., improved, commercial, zoned C-2-A, at 1634 Wisconsin Ave., NW, Washington, DC 20007, Ward 2, 1-story 5,400 sq. ft. store built 1900; 2015 assessment: \$1,164,240 (land); \$664,460 (improvement), Lot 0810, Square 1279; \$3,850,000 (Instrument# 2015008035).

**SMC-United Industrial LP**, to Terreno V Street, LLC, 101 Montgomery St., Suite 200, San Francisco, CA 94104; sale on 01/29/15 of Lot 0028, Woodridge, 4,407.00 sq. ft., vacant, commercial, zoned R-1-B, on 31st St., NE, Washington, DC 20018, Ward 5, vacant lot; 2015 assessed value: \$39,180, Lot 0029, Woodridge, 9,648.00 sq. ft., vacant, commercial, zoned R-1-B, on 31st St., NE, Washington, DC 20018, Ward 5, vacant lot; 2015 assessed value: \$126,100, Lot 0806, Woodridge, 44,880.00 sq. ft., improved, commercial, zoned R-1-B, at 2320 31st St., NE, Washington, DC 20018, Ward 5, special purpose parking lot; 2015 assessed value: \$1,136,760 (land), \$1,000 (improvement), Lot 0804, Woodridge, 10,070.00 sq. ft., vacant, commercial, zoned R-1-B, C-M-1, on V Street, NE, Washington, DC 20018, Ward 5, vacant lot; 2015 assessed value: \$255,060 (land only), Lot 0805, Woodridge, 47,297.00 sq. ft., improved, commercial, zoned R-1-B, at 2310 31st St., NE, Washington, DC 20018, Ward 5, parking lot - special purpose; 2015 assessed value: \$1,197,990 (land), \$1,000 (improvement), Lot 0801, Woodridge, 12,121.00 sq. ft., vacant, commercial, zoned C-M-1, on 33rd St., NE, Washington, DC 20018, Ward 5, vacant lot; 2015 assessed value: \$307,010 (land only), Lot 0805, Woodridge, 18,092.00 sq. ft., vacant, commercial, zoned C-M-1, on South Dakota Ave., NE, Washington, DC 20018, Ward 5, vacant lot; 2015 assessed value: \$458,250, Lot 1, Woodridge, 97,593.00 sq. ft., improved, commercial, zoned M, at 3015-3055 V St., NE, Washington, DC 20018, Ward 5, 99,120 sq. ft. 1-story industrial warehouse built 1951; 2015 assessed value: \$2,927,790 (land), \$442,560 (improvement), Lot 2, Woodridge, 97,422.00 sq. ft., improved, commercial, zoned M, at 3125-3165 V St., NE, Washington, DC 20018, Ward 5, 1-story, 93,139 sq. ft. industrial warehouse built 1951; 2015 assessed value: \$2,467,610 (land), \$443,940 (improvement), Lot 0005,



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Woodridge, 114,239.00 sq. ft., improved, commercial, zoned M, at 3325-3355 V St., NE, Washington, DC 20018, Ward 5, 1-story industrial warehouse; 2015 assessed value: \$2,893,570 (land), \$307,680 (improvement), Lot 0803, Woodridge, 9,525.00 sq. ft., improved, commercial, zoned M, on V St., NE, Washington, DC 20018, Ward 5, parking lot - special purpose; 2015 assessed value: \$241,140 (land), \$1,000 (improvement), Lot 0806, Woodridge, 4,320.00 sq. ft., improved, commercial, zoned M, on V St., NE, Washington, DC 20018, Ward 6, special purpose parking lot; 2015 assessed value: \$109,280 (land), \$1,000 (improvement), Lot 0807, Woodridge, 23,316.00 sq. ft., improved, commercial, zoned M, on V St., NE, Washington, DC 20018, Ward 5, parking lot, special purpose; 2015 assessed value: \$590,490 (land), \$1,000 (improvement), Lot 0802, Woodridge, 21,441.00 sq. ft., improved, commercial, zoned M, on V St., NE, Washington, DC 20018, Ward 5, parking lot - special purpose; 2015 assessed value: \$543,000 (land), \$1,000 (improvement), Lot 1, Woodridge, 130,964.00 sq. ft., improved, commercial, zoned C-M-1, at 3300 V St., NE, Washington, DC 20018, Ward 5, 1-story, 100,200 sq. ft. industrial warehouse built 1950; 2015 assessed value: \$3,317,200 (land), \$172,170 (improvement), Lot 0002, Woodridge, 100,080.00 sq. ft., improved, commercial, zoned C-M-1, at 3350-3390 V St., NE, Washington, DC 20018, Ward 5, 1-story, 71,564 sq. ft. industrial warehouse built 1960; 2015 assessed value: \$2,534,950 (land), \$422,410 (improvement), Lot 0032, Woodridge, 109,726.00 sq. ft., improved, commercial, zoned C-M-1, at 3030-3070 V St., NE, Washington, DC 20018, Ward 5, 1-story, 106,200 sq. ft. industrial warehouse built 1957; 2015 assessed value: \$2,779,260 (land), \$344,250 (improvement), Lot 0001, Woodridge, 98,310.00 sq. ft., improved, commercial, zoned C-M-1, at 3130-3180 V St., NE, Washington, DC 20018, Ward 5, 1-story 90,200 sq. ft. industrial warehouse built 1958; 2015 assessed value: \$2,949,300 (land), \$436,760 (improvement), Lot 0002, Woodridge, 31,989.00 sq. ft., improved, commercial, zoned C-M-1, at 3100 V St., NE, Washington, DC 20018, Ward 5, 1-story 28,400 sq. ft. industrial warehouse built 1962; 2015 assessed value: \$810,250 (land), \$974,150 (improvement), Parcel 01730093, Woodridge, 32,541.00 sq. ft., improved, commercial, zoned C-M-1, at 3525 V St., NE, Washington, DC 20018, Ward 5, 1-story 30,753 sq. ft. industrial warehouse built 1900; 2015 assessed value: \$1,464,350 (land), \$1,295,830 (improvement), Parcel 01730095, Woodridge, 21,199.00 sq. ft., improved, commercial, zoned C-M-1, at 3515 V St., NE, Washington, DC 20018, Ward 5, 12,717 sq. ft. commercial office built 1955; 2015 assessed value: \$536,950 (land), \$511,920

(improvement), Parcel 01730090, Woodridge, 73,425.00 sq. ft., improved, commercial, zoned C-M-1, at 3525 V St., NE, Washington, DC 20018, Ward 5, 29,208 sq. ft. industrial warehouse, multi-story, built 1900; 2015 assessed value: \$1,859,790 (land), \$741,140 (improvement), Parcel 01730123, Woodridge, 6,323.00 sq. ft., improved, commercial, zoned C-M-1, on V St., NE, Washington, DC 20018, Ward 5, parking lot -special purpose; 2015 assessed value: \$160,160 (land), \$1,000 (improvement), Parcel 10730096, Woodridge, 21,271.00 sq. ft., improved, commercial, zoned C-M-1, at 3521 V St., NE, Washington, DC 20018, Ward 5, 20,640 sq. ft. commercial office small built 1955; 2015 assessed value: \$538,780 (land), \$30,750 (improvement), Parcel 01730124, Woodridge, status n/a, commercial, zoned C-M-1, address n/a, Washington, DC 20018, Ward 5, Lot 0002 0029 0001 0028 0807 0806 0805 0804 0803 0802 0801 0005 0032, Square 4365, 4365, 4365, 4365, 4365, 4365, 4366, 4371, 4373, 4373, 4373, 4373, 4373, 4373, 4373, 4371, 4371, 4365, 4367, 4367, PAR 01730093, PAR 01730095, PAR 01730090, PAR 01730123, PAR 01730096, PAR 01730124; \$115,500,000 (Instrument# 2015008556).

**7700 Georgia Development, LLC**, to Capital Building, Inc., 10205 Cavanaugh Farm Way, Rockville, MD 20850-5490; sale on 01/30/15 of Lot 0021, Shepherd Park, 5,099.00 sq. ft., improved, restaurant, zoned C-2-A, at 7700 Georgia Ave., NW, Washington, DC 20012, Ward 4, 5,100 sq. ft. restaurant built 1915; 2015 assessment: \$282,640 (land); \$193,340 (improvement), Lot 0021, Square 2957; \$1,180,000 (Instrument# 2015008754).

**Association of American Medical Colleges**, to Sodium LLC, 1627 K St., NW, Washington DC 20006-1702; sale on 01/30/15 of Condo Unit(s) C1, Central, Whitman Place, A Condominium, 16,192.00 sq. ft., improved, comm. condo, zoned CR, at 2450 N St., NW, Unit C1, Washington, DC 20037, Ward 2, 101,675 sq. ft. office condo built 1990; 2015 assessment: \$17,811,200 (land); \$31,901,051 (improvement), Lot 2001, Square 0024; \$27,250,000 (Instrument# 2015009163).

**General Promotional Technology Inc.**, to Gallatin and 9th LLC, 5411 39th St., NW, Washington DC 20015-2901; sale on 01/30/15 of Lot 0064, Petworth, 6,684.00 sq. ft., improved, multi-family, zoned R-3, at 5024 9th St., NW, Washington, DC 20011, Ward 4, 3-story 15,696 sq. ft. 13 unit multi-family apartment built 1936; 2015 assessment: \$295,170 (land); \$820,130 (improvement), Lot 0063, Petworth, 9,265.00 sq. ft., improved, multi-family, zoned R-3, at 906 Gallatin St., NW, Washington, DC 20011, Ward 4, 3-story 15,696 sq. ft. 14 unit multi-family apartment built 1936; 2015 assessment: \$295,280 (land);

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\$921,720 (improvement), Lot 3007 0063, Square 0064, 3007; \$3,000,000 (Instrument# 2015008933).

**Joyce M. Winston**, to Astor Partnership LLC, 12577 Royal Wolf Place, Fairfax, VA 22030-6648; sale on 01/30/15 of Lot 0035, Marshall Heights, 8,000.00 sq. ft., improved, multi-family, zoned R-3, at 5058 Astor Place, SE, Washington, DC 20019, Ward 7, 3-story 9,600 sq. ft. 12 unit multi-family home built 1965; 2015 assessment: \$240,000 (land); \$270,100 (improvement), Lot 0035, Square 5327; \$720,000 (Instrument# 2015009024).

**Gay B. Thompson & Linda McAllister**, to E&K Real LLC, 2214 Rhode Island Ave., NE, Washington DC 20018-2827; sale on 02/02/15 of Lot 0023, Woodridge, 1,647.00 sq. ft., improved, commercial, zoned C-2-A, at 2214 Rhode Island Ave., NE, Washington, DC 20018, Ward 5, 2-story 2,000 sq. ft. restaurant/bar renovated in 2006 built 1920; 2015 assessment: \$62,980 (land); \$156,580 (improvement), Lot 0023, Square 4248; \$575,000 (Instrument# 2015009539).

**Safeway, Inc.**, to Nai Saturn Eastern LLC, 3030 Cullerton St., Franklin Park, IL 60131; sale on 02/02/15 of Lot 0020, Brightwood, 134,658.00 sq. ft., improved, commercial, zoned C-2-A, at 6500 Piney Branch Rd., NW, Washington, DC 20012, Ward 4, grocery store; 2015 assessment: \$6,059,610 (land); \$4,596,410 (improvement), Lot 0020, Square 2974; \$3,303,366 (Instrument# 2015009651).

**1824 Fenwick LLC**, to Thomas Jefferson Real Estate LLC, 4725 Wisconsin Ave., NW, Suite 250, Washington DC 20016-4663; sale on 02/04/15 of Lot 0805, Brentwood, 10,800.00 sq. ft., improved, commercial, zoned C-M-1, at 1824 Fenwick St., NE, Washington, DC 20002, Ward 5, 1-story warehouse; 2015 assessment: \$540,000 (land); \$217,730 (improvement), Lot 0805, Square 4043; \$1,450,000 (Instrument# 2015010254).

**18th Street Mapp LLC**, to PMG Mapp LLC, 2359 Research Ct., Woodbridge, VA 22192-4632; sale on 02/05/15 of Lot 0233, Old City II, 4,354.00 sq. ft., improved, commercial, zoned C-2-A, at 1800 18th St., NW, Washington, DC 20009, Ward 2, gas station; 2015 assessment: \$1,306,200 (land); \$125,910 (improvement), Lot 0233, Square 0132; \$3,000,000 (Instrument# 2015010701).

**Mid-Atlantic Petroleum Properties LLC**, to PMG Mapp LLC, 2359 Research Ct., Woodbridge, VA 22192-4632; sale on 02/05/15 of Lot 0810, Foggy Bottom, 3,703.00 sq. ft., improved, commercial, zoned R-5-E, at 2641 Virginia Ave., NW, Washington, DC 20037, Ward 2, 1,330 sq. ft. gas station built 1932; 2015 assessment: \$648,030 (land); \$276,620 (improvement), Lot 0810, Square 0006; \$1,875,000 (Instrument# 2015010702).

**Tooms 3 LLC**, to 1537 6th Street NW LLC, 8700 Fox Run, Potomac, MD 20854-2508; sale on 02/09/15 of Lot 0056, Old City II, 1,603.00 sq. ft., vacant, use n/a, zoned R-4, at 1541 6th St., NW, Washington, DC 20001, Ward 6, 2015 assessment: \$305,440 (land), Lot 0057, Old City II, 1,572.00 sq. ft., vacant, use n/a, zoned R-4, at 1539 6th St., NW, Washington, DC 20001, Ward 6, 2015 assessment: \$304,400 (land), Lot 0058, Old City II, 1,681.00 sq. ft., vacant, use n/a, zoned R-4, at 1537 6th St., NW, Washington, DC 20001, Ward 6, 2015 assessment: \$307,840 (land), Lot 0057 0056 0058, Square 0478, 0478, 0478; \$2,000,000 (Instrument# 2015011559).

**Ballpark Square, LLC, c/o Grosvenor Capco Ltd.**, to Ballpark Hotel, LLC, c/o Grosvenor Capco Ltd., 1701 Pennsylvania Ave., NW, Suite 1050, Washington, DC 20006; sale on 02/10/15 of Lots 0872, 0873, proposed Capital Riverfront Hotel project, Old City I, 6,363.00 sq. ft., vacant, commercial, zoned CG/CR, located on 1st St., SE between M and N sts., SE, Washington, DC 20003, Ward 6, 6,179 sq. ft. and 189 sq. ft. parking lots proposed to be redeveloped with 13-story, approx. 167-room hotel; 2015 assessed value for Lot 872: \$987,840 (land only); for Lot 873: \$987,840 (land only), Lot 7041, proposed Capital Riverfront Hotel project, Old City I, vacant, commercial, zoned CG/CR, on 1st St., SE, Washington, DC 20003, Ward 6, parking lot proposed for hotel redevelopment; 2015 assessed value: \$2,820,960 (land only), Lot 7041 0872, Square 0701, 0701; \$1,913,472 (Instrument# 2015012086).

**Ballpark Square, LLC, c/o Grosvenor Capco Ltd.**, to Ballpark Residential, LLC, c/o Grosvenor Capco Ltd., 1701 Pennsylvania Ave., NW, Suite 1050, Washington, DC 20006; sale on 02/10/15 of Lot 0870, Ball Park Square, Old City I, 18,007.00 sq. ft., vacant, mixed-use, zoned CG/CR, on 1st St., SE, Washington, DC 20003, Ward 6, parking lot - special purpose; 2015 assessed value: \$2,881,120 (land only), Lot 0871, Ballpark Square, Old City I, 25,742.00 sq. ft., vacant, mixed-use, zoned CG/CR, on 1st St., SE, Washington, DC 20003, Ward 6, parking lot-special purpose; 2015 assessed value: \$4,118,720 (land only), Lot 7039, Ballpark Square, Old City I, vacant, mixed-use, zoned CG/CR, on 1st St., SE, Washington, DC 20003, Ward 6, parking lot; 2015 assessed value: \$8,017,920 (land only), Lot 7040, Ballpark Square, Old City I, vacant, mixed-use, zoned CG/CR, on 1st St., SE, Washington, DC 20003, Ward 6, parking lot-special purpose; 2015 assessed value: \$5,196,960 (land only), Lot 0871 0870 7040 7039, Square 0701, 0701, 0701, 0701; \$6,600,000 (Instrument# 2015012085).

**Nam Young, Sang Rye & Nam Yong Song**, to OP&B LLC; sale on 02/10/15 of Lot 0806, Brentwood, 3,664.00

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sq. ft., improved, commercial, zoned C-M-1, at 1287 4th St., NE, Washington, DC 20002, Ward 5, commercial building; 2015 assessment: \$549,600 (land); \$551,430 (improvement), Parcel 0129, Brentwood, 3,664.00 sq. ft., improved, commercial, zoned C-M-1, at 1301 4th St., NE, Washington, DC 20002, Ward 5, 1-story commercial building; 2015 assessment: \$549,600 (land); \$168,970 (improvement), Lot 0806 0028, Square 3589, P0129; \$6,412,000 (Instrument# 2015012284).

**Virginia J. Berry, Gladys A. Harris, Patricia H. Clark, & The Alexander Memorial Baptist Church**, to 2709 N Street LLC, 7508 Wisconsin Ave., Floor 4, Bethesda, MD 20814-3561; sale on 02/10/15 of Lot 0805, Georgetown, 3,600.00 sq. ft., vacant, mixed-use, zoned R-3, at N St., NW, Washington, DC 20007, Ward 2, 2015 assessment: \$465,700 (land), Lot 0804, Georgetown, 2,040.00 sq. ft., improved, rowhouse, zoned R-3, at 2715 N St., NW, Washington, DC 20007, Ward 2, 7-bedroom, 8 full bath, 4-level 6,000 sq. ft. Alexander Hall built 1810; 2015 assessment: \$651,920 (land); \$1,176,100 (improvement), Lot 0803, Georgetown, 5,040.00 sq. ft., improved, church, zoned R-3, at 2709 - 2713 N St., NW, Washington, DC 20007, Ward 2, church built 1910; 2015 assessment: \$643,960 (land); \$1,148,370 (improvement), Lot 0805 0804 0803, Square 1236, 1236, 1236; \$7,560,000 (Instrument# 2015012456).

**Mohammad Yaseen**, to 207 Florida Ave LLC, 4711 Ellicott St., NW, Washington DC 20016-4009; sale on 02/11/15 of Lot 0046, Eckington, 1,571.00 sq. ft., improved, commercial, zoned C-2-A, at 207 Florida Ave., NW, Washington, DC 20001, Ward 5, 4,500 sq. ft., 3-story retail/office building; 2015 assessed value: \$235,650 (land); \$215,650 (improvement), Lot 0046, Square 3098; \$800,000 (Instrument# 2015012993).

**Parkchester Associates**, to Wade Road Investor LLC, 1090 Vermont Ave., NW, Ste. 400, Washington DC 20005-4905; sale on 02/11/15 of Lot 0223, Barry Farms, 14,421.00 sq. ft., improved, multi-family, zoned R-5-A, at 2638 Birney Pl., SE, Washington, DC 20020, Ward 8, 7,392 sq. ft., 3-story, 10-unit multi-family building built 1952; 2015 assessed value: \$302,840 (land); \$24,130 (improvement), Lot 0223, 0224, 0225, 0231, 0899, Square 5867; \$8,425,000 (Instrument# 2015013303).

**Southeast Academy of Scholastic Excellence Public Charter School**, to Friendship Public Charter School, Inc., 120 Q St., NE, Washington, DC 20002-2100; sale on 02/11/15 of Parcel I, Friendship Southeast Tech Prep, Congress Heights, 77,576.00 sq. ft., improved, Education, zoned C-2-A, at 645 Milwaukee Pl., SE, Washington, DC 20032, Ward 8, educational facility, size n/a; 2015 assessed value: \$1,745,460 (land), \$5,140,360 (improvement),

Parcel II, Friendship Tech Prep, Congress Heights, 2,120.00 sq. ft., improved, Education, zoned C-2-A, at 3725 Martin Luther King, Jr. Ave., SE, Washington, DC 20032, Ward 8, parking lot-special purpose; 2015 assessed value: \$99,260 (land), \$2,120 (improvement), Parcel III, Friendship Tech Prep, Congress Heights, 14,301.00 sq. ft., improved, Education, zoned C-2-A, at 2725 Martin Luther King, Jr. Ave., SE, Washington, DC 20032, Ward 8, parking lot-special purpose; 2015 assessed value: \$429,030 (land), \$21,592 (improvement), Lot 0822 0815 0812, Square 5982, 5982, 5982; \$4,130,000 (Instrument# 2015013023).

**Bobbie J Kimble**, to 1812 D Street NE LLC, 1484 Newton St., NW, Washington DC 20010-3102; sale on 02/13/15 of Lot 0065, Old City I, 4,520.00 sq. ft., improved, multi-family, zoned R-4, at 1812 D St., NE, Washington, DC 20002, Ward 6, 2,788-sq. ft. 2-story multi-family building built 1931; 2015 assessed value: \$281,050 (land); \$226,420 (improvement), Lot 0065, Square 4547; \$720,000 (Instrument# 2015013768).

**MECO, LLC**, to Industrious Taylor LLC, 7501 Wisconsin Ave., Suite 630E, Bethesda, MD 20814-6591; sale on 02/18/15 of Lot 84, Brookland, 17,630.00 sq. ft., improved, commercial, zoned C-M-1, at 675 Taylor St., NE, Washington, DC 20017, Ward 5, 48,222 sq. ft. commercial garage, vehicle sale built 1965; 2015 assessed value: \$387,860 (land), \$44,240 (improvement), Lot 0084, Square 3820; \$750,000 (Instrument# 2015014497).

**Nest and Totah Venture LLC**, to American Educational Research Association, 1430 K St., NW, Fl. 12, Washington DC 20005-2504; sale on 02/18/15 of Condo Unit(s) 700, Central, 1430 K Street Condominium, 629.00 sq. ft., improved, comm. condo, zoned C-4, at 1430 K St., NW, Unit 700, Washington, DC 20005, Ward 2, office condo, details n/a; 2015 assessed value: \$1,192,740 (land); \$2,325,660 (improvement), Lot 0081, 2008, Square 0218; \$2,790,000 (Instrument# 2015014625).

**West Half 2, LLC**, to West Half Residential II, LLC, c/o The JGB Cos., 4445 Willard Ave., Suite 400, Chevy Chase, MD 20815; sale on 02/19/15 of Lot 0874, Old City I, proposed 1224 South Capitol Street Residential project, 17,327.00 sq. ft., vacant, mixed-use, zoned CG/CR, at 1201 Half St., SE, Washington, DC 20001, Ward 6, 2015 assessed value: \$9,096,680 (land only); proposed 1244 South Capitol Residential project (ZC Case #14-15) consisting of 268,971 sq. ft., 13-story apartment building with retail/entertainment/commercial uses on portion of ground and second floors and 2 levels of below-grade parking, Lot 0874, Square 0700; \$9,000,000 (Instrument# 2015015032).



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**West Half 3, LLC**, to West Half Residential III, LLC, c/o The JBG Cos., 4445 Willard Ave., Suite 400, Chevy Chase, MD 20815; sale on 02/19/15 of Parcel 1, Old City I, proposed 1244 South Capitol Street Residential project, 19,886.00 sq. ft., vacant, mixed-use, zoned CG/CR, located on M St., SE, north of Tingey St., east of So. Capitol St., Washington, DC 20003, Ward 6, 2015 assessed value: \$10,429,650 (land only), Parcel 2, Old City I, proposed 1224 South Capitol Street Residential project, 1,959.00 sq. ft., vacant, mixed-use, zoned CG/CR, on Half Street, SE, Washington, DC 20003, Ward, vacant; 2015 assessed value: \$1,028,480, Parcel 3, Old City I, proposed 1224 South Capitol Street Residential project, 1,458.00 sq. ft., improved, mixed-use, zoned CG/CR, at 38 N St., SE, Washington, DC 20003, Ward 6, parking lot, special purpose; 2015 assessed value: \$699,840 (land), \$1,460 (improvement), Parcel 4, Old City I, proposed 1224 South Capitol Street Residential project, 2,160.00 sq. ft., improved, mixed-use, zoned CG/CR, at 36 N St., SE, Washington, DC 20003, Ward 6, SF home; 2015 assessed value: \$1,036,800 (land), \$80,670 (improvement), Parcel 5, Old City I, proposed 1224 South Capitol Street Residential project, 1,590.00 sq. ft., vacant, mixed-use, zoned CG/CR, on R N St., SE, Washington, DC 20003, Ward 6, 2015 assessed value: \$763,200 (land only), Parcel 6, Old City I, proposed 1224 South Capitol Street Residential project, 1,440.00 sq. ft., improved, mixed-use, zoned CG/CR, at 32 N St., SE, Washington, DC 20003, Ward 6, SF home; 2015 assessed value: \$691,200 (land), \$50,480 (improvement), Parcel 7, Old City I, proposed 1224 South Capitol Street Residential project, 1,648.00 sq. ft., vacant, mixed-use, zoned CG/CR, on N St., SE, Washington, DC 20003, Ward 6, 2015 assessed value: \$791,040, Parcel 8, Old City I, proposed 1224 South Capitol Street Residential project, 3,400.00 sq. ft., vacant, mixed-use, zoned CR/CG, on N St., SE, Washington, DC 20003, Ward 6, 2015 assessed value: \$1,632,000 (land only), Parcel 9, Old City I, proposed 1224 South Capitol Street Residential project, 1,424.00 sq. ft., improved, mixed-use, zoned CG/CR, at 26 N St., SE, Washington, DC 20003, Ward 6, parking lot-special purpose; 2015 assessed value: \$683,520 (land), \$1,420 (improvement), Parcel 10, Old City I, proposed 1224 South Capitol Street Residential project, 1,344.00 sq. ft., improved, mixed-use, zoned CG/CR, at 30 N St., SE, Washington, DC 20003, Ward 6, SF home; 2015 assessed value: \$645,120 (land), \$45,430 (improvement), Parcel 11, Old City I, proposed 1224 South Capitol Street Residential project, 1,959.00 sq. ft., vacant, mixed-use, zoned CG/CR, at 1275 Half St., SE, Washington, DC 20003, Ward 6, 2015 assessed value: \$940,320 (land only); proposed 1244 South Capitol Residential project (ZC Case #14-15) consisting of

268,971 sq. ft., 13-story apartment building with retail/entertainment/commercial uses on portion of ground and second floors and 2 levels of below-grade parking; Lot 0850 0875 0872 0871 0841 0868 0840 0865 0864 0802 0033, Square 0700, 0700, 0700, 0700, 0700, 0700, 0700, 0700, 0700, 0700, 0700; \$36,000,000 (Instrument# 2015015033).

**South Capitol Center LLC**, to 4049 South Capitol Street LLC, address n/a; sale on 02/20/15 of Lot 0808, Congress Heights, 8,753.00 sq. ft., improved, commercial, zoned C-2-A, at 4037 South Capitol St., SW, Washington, DC 20032, Ward 8, 65,627 sq. ft. 1-story store built 1956; 2015 assessed value: \$262,590 (land), \$124,860 (improvement), Lot 0808, Square 6172; \$120,000 (Instrument# 2015015402).

**51 Louisiana Investors, LLC, 51 Equity Ardmore, LLC, 51 Park Center, LLC & 51 Lincoln, LLC**, to AMSQ, L.P., 675 Ponce De Leon Ave., NE, Floor 7, Atlanta, GA 30308-1829; sale on 02/25/15 of Lot 0808, Central, 42,323.00 sq. ft., improved, office building, zoned C-3-C, at 300 New Jersey Ave., Washington, DC 20001, Ward 6, 10-story 255,000 sq. ft. office building built 2009; 2015 assessment: \$37,244,240 (land); \$207,981,960 (improvement), Lot 0808, Square 0631; \$496,905,750 (Instrument# 2015016512).

**1223 4th St DDR LLC**, to Rolland B. Pincus, 5630 Wisconsin Ave., Unit 1207, Chevy Chase, MD 20815-4457; sale on 02/26/15 of Lot 0116, Old City II, 830.00 sq. ft., improved, multi-family, zoned SP-2, at 1227 15 St., NW, Washington, DC 20005, Ward 2, 5-story 3,785 sq. ft. w/ 3,028 finished sq. ft. 2-4 unit multi-family home built 1900; 2015 assessment: \$581,000 (land); \$171,990 (improvement), Lot 0116, Square 0212; \$2,250,000 (Instrument# 2015017331).

**819 6th St, LLC**, to 819, LLC, 817 6th St., NW, Washington DC 20001-3711; sale on 02/27/15 of Lot 0015, Central, 1,728.00 sq. ft., improved, multi-family, zoned R-5-E, at 819 6th St., NW, Washington, DC 20001, Ward 2, 9 unit 4-story 4,358 sq. ft. multi-family home built 1890; 2015 assessment: \$414,720 (land); \$796,730 (improvement), Lot 0015, Square 0485; \$1,850,000 (Instrument# 2015017972).

**New Horizon Communities, LLC**, to 1346 Nicholson St NW, LLC, 910 17th St., NW, Suite 1190, Washington DC 20006-2605; sale on 02/27/15 of Lot 0021, 16th St. Heights, 5,565.00 sq. ft., improved, multi-family, zoned R-5-A, at 1346 Nicholson St., NW, Washington, DC 20011, Ward 4, 4-bedroom, 4 full bath, 2-story 3,216 sq. ft. 2-4 unit multi-family home built 1935; 2015 assessment: \$303,290 (land); \$236,140 (improvement), Lot 0021, Square 2795; \$725,000 (Instrument# 2015017608).

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**Shannon Mouton**, to 608 Girard Condos LLC, 3521 McLean Ave., Fairfax, VA 22030-3007; sale on 02/27/15 of Lot 0800, Brookland, 5,990.00 sq. ft., improved, multi-family, zoned R-4, at 608 Girard St., NE, Washington, DC 20017, Ward 5, 4-bedroom, 4 full bath, 2-story 3,300 sq. ft. multi-family home; 2015 assessment: \$274,100 (land); \$300,120 (improvement), Lot 0800, Square 3642; \$850,000 (Instrument# 2015018007).

## **Residential/Lots**

**Barbara T Depass, Rudolph E Depass**, to Better Living Development LLC, 1551 3rd St., NW, Washington DC 20001-1972; sale on 01/20/15 of Lot 0060, Old City II, 1,530.00 sq. ft., improved, multi-family, zoned R-4, at 1551 3rd St., NW, Washington, DC 20001, Ward 5, multi-family, 2,237 sq. ft. built 1905 with 2-bed, 1-bath unit and 3-bed, 1-bath unit; 2015 assessed value: \$320,610 (land); \$110,390 (improvement), Lot 0060, Square 0552; \$710,900 (Instrument# 2015004773).

**Daisy Fuller, Elizabeth J Mcduffie, The Estate of Elizabeth J Mcduffie, Maria Jackson**, to 1307 Randolph Street LLC, 3927 Georgia Ave., NW, #3, Washington DC 20011-5860; sale on 01/20/15 of Lot 0829, Columbia Heights, 2,823.00 sq. ft., improved, rowhouse, zoned R-4, at 1307 Randolph St., NW, Washington, DC 20011, Ward 4, 3-bed, 2-bath, 1,580 sq. ft. rowhome built 1922; 2015 assessed value: \$337,940 (land); \$204,120 (improvement), Lot 0110, 0829, Square 2824; \$640,000 (Instrument# 2015005026).

**Parkside Homes LLC**, to K. Hovnanian Parkside Holdings LLC, 1802 Brightseat Rd., Fl.4, Landover MD 20785-4232; sale on 01/20/15 of Lot 0048, Lily Ponds, 1,200.00 sq. ft., improved, TH, zoned R-5-A, at 3601 Grant Pl., NE, Washington, DC 20019, Ward 7, proposed 3-level "Parkside" townhome community (3-bed, 2.5-bath THs w/ garages); 2015 assessed value: \$94,880 (land only), Lot 0048-0070,0833-0850,0809,0814,0815,0818,0820, Square 5041; \$5,537,500 (Instrument# 2015005037).

**Virginia Kreischer, The Kreischer Family Trust, Arthur G Kreischer**, to 4725 Massachusetts Ave LLC, 7508 Wisconsin Ave., Fl. 4, Bethesda MD 20814-3561; sale on 01/20/15 of Lot 0045, American University Park, 5,138.00 sq. ft., improved, SFD, zoned R-1-B, at 4725 Massachusetts Ave., NW, Washington, DC 20016, Ward 3, 4-bed, 4-bath, 5,536 sq. ft. SFD built 1987; 2015 assessed value: \$451,010 (land); \$1,649,830 (improvement), Lot 0045, Square 1531; \$1,200,000 (Instrument# 2015004738).

**Harold Eugene Dick**, to SMS Properties LLC, 1106 1st St., NE, PH 8, Washington DC 20002-4221; sale on 01/21/15 of Lot 0821, Old City II, 1,611.00 sq. ft.,

improved, multi-family, zoned R-5-B, at 1713 15th St., NW, Washington, DC 20009, Ward 2, 4-bed, 2-bath 1,939 sq. ft. multi-family home built 1890; 2015 assessed value: \$512,730 (land); \$586,430 (improvement), Lot 0091, 0821, Square 0207; \$1,135,000 (Instrument# 2015005442).

**Robert H Lewis, The Estate of Francis D Washington, Francis D Washington**, to St. John the Baptist Russian Orthodox Cathedral, 4001 17th St., NW, Washington DC 20011-5302; sale on 01/21/15 of Lot 0003, Crestwood, 8,058.00 sq. ft., improved, SFD, zoned R-1-A, at 1613 Shepherd St., NW, Washington, DC 20011, Ward 4, 2-bed, 1.5-bath, 2,022 sq. ft. SFD built 1950; 2015 assessed value: \$394,760 (land); \$264,930 (improvement), Lot 0003, Square 2635; \$650,000 (Instrument# 2015005342).

**Surfside Investments LLC**, to Amanda S Rose, 4103 8th St., NW, Washington DC 20011-7909; sale on 01/21/15 of Lot 0083, Petworth, 1,200.00 sq. ft., improved, rowhouse, zoned R-4, at 4103 8th St., NW, Washington, DC 20011, Ward 4, 3-bed, 1-bath, 1,440 sq. ft. rowhome built 1912; 2015 assessed value: \$263,230 (land); \$134,120 (improvement), Lot 0083, Square 3135; \$702,000 (Instrument# 2015005347).

**Capitol Housing & Restoration, LLC**, to Catlin O. & Nikolas S. Coffrin, 337 14th St., NE, Washington DC 20002-6439; sale on 01/22/15 of Lot 0164, Old City I, 1,408.00 sq. ft., improved, rowhouse, zoned R-5-B, at 1385 Florida Ave., NE, Washington, DC 20002, Ward 6, 4-bedroom, 1 half bath, 3 full bath, 2-story 1,530 sq. ft. home built 1925; 2015 assessment: \$307,140 (land); \$385,530 (improvement), Lot 0164, Square 1026; \$775,000 (Instrument# 2015005559).

**Petworth Holdings LLC**, to Danielle Walton & Sean Prather, 6725 Piney Branch Rd., NW, Washington DC 20012-2519; sale on 01/22/15 of Lot 0835, Brightwood, 4,400.00 sq. ft., improved, SFD, zoned R-1-B, at 6725 Piney Branch Rd., NW, Washington, DC 20012, Ward 4, 4-bedroom, 1 half bath, 3 full bath, 2-story 2,500 sq. ft. renovated home built 1927; 2015 assessment: \$242,880 (land); \$481,490 (improvement), Lot 0835, Square 3167; \$729,000 (Instrument# 2015005806).

**WHM LLC**, to 4814 MacArthur Boulevard NW L.L.C., 4814 MacArthur Blvd., NW, Washington DC 20007-1557; sale on 01/22/15 of Lot 0030, Palisades, 1,622.00 sq. ft., improved, rowhouse, zoned C-2-A, at 4814 MacArthur Blvd., NW, Washington, DC 20007, Ward 3, 3-bedroom, 1 half bath, 1 full bath, 1,444 sq. ft. rowhouse built 1939; 2015 assessment: \$141,930 (land); \$365,370 (improvement), Lot 0030, Square 1388; \$1,460,000 (Instrument# 2015005776).

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**DC Housing Enterprises**, to Samhitha Muralidhar & Amar Medatia, 56 New York Ave., NW, Washington DC 20001-1257; sale on 01/26/15 of Lot 0802, Old City II, 2,031.00 sq. ft., improved, rowhouse, zoned R-4, at 56 New York Ave., NW, Washington, DC 20001, Ward 6, 4-bedroom, 1 half bath, 3 full bath, 2-story 1,574 sq. ft. rowhouse built 1916; 2015 assessment: \$278,470 (land); \$239,290 (improvement), Lot 0802, Square 0619; \$765,000 (Instrument# 2015006808).

**2009 M Street Lofts LLC**, to Christina Best, Michael Ciszewski, 1734 Upshur St., NW, Washington DC 20011-5317; sale on 01/27/15 of Lot 0097, Old City II, 1,224.00 sq. ft., improved, rowhouse, zoned R-4, at 1429 3rd St., NW, Washington, DC 20001, Ward 5, 2-story, 1,664, 4-bed, 3.5-bath inside rowhome built 1907; 2015 assessed value: \$309,300 (land); \$331,690 (improvement), Lot 0097, Square 0553; \$875,000 (Instrument# 2015007272).

**ANB 3232 P Street LLC, Olver Harris, Orcev Boris**, to Jacqueline Francis, Judith E Burgess, Judith Elmore Burgess, 921 12th St., NE, Washington DC 20002-7101; sale on 01/27/15 of Lot 0114, Old City I, 1,273.00 sq. ft., improved, rowhouse, zoned C-2-A, at 921 12th St., NE, Washington, DC 20002, Ward 6, 5-bed, 5-bath, 3,750 sq. ft. 5-level rowhome built 2009; 2015 assessed value: \$323,570 (land); \$442,000 (improvement), Lot 0114, Square 1002; \$815,000 (Instrument# 2015007356).

**Errol Francis**, to Georgia Builders LLC, 4132 Georgia Ave., NW, Washington DC 20011-5859; sale on 01/27/15 of Lot 0073, Columbia Heights, 1,566.00 sq. ft., improved, rowhouse, zoned R-4, at 769 Morton St., NW, Washington, DC 20010, Ward 1, 3-bed, 2-bath, 1,080 sq. ft. rowhome built in 1915; 2015 assessed value: \$323,130 (land); \$133,920 (improvement), Lot 0073, Square 2894; \$525,000 (Instrument# 2015007101).

**JR Hill Properties LP**, to Paul A Zygmunt, 3126 N St., NW, Washington DC 20007-3413; sale on 01/27/15 of Lot 0067, Georgetown, 1,164.00 sq. ft., improved, rowhouse, zoned R-3, at 3126 N St., NW, Washington, DC 20007, Ward 2, 3-story, 1,521 sq. ft., 3-bed, 3-bath rowhome built 1900; 2015 assessed value: \$470,800 (land); \$994,470 (improvement), Lot 0067, Square 1208; \$1,356,310 (Instrument# 2015007093).

**Richard K Riddell, Colman Rackley Riddell**, to 3300 O Street LLC, 3705 Westview Dr., Ste. 1, Naples FL 34104-4033; sale on 01/27/15 of Lot 0845, Georgetown, 1,220.00 sq. ft., improved, rowhouse, zoned R-3, at 1316 33rd St., NW, Washington, DC 20007, Ward 2, 3-bed, 3-bath, 2,040 sq. ft. rowhome built 1865; 2015 assessed value: \$460,100 (land); \$538,770 (improvement), Lot 0122, 0845, 0138, 0866, 0865, Square 1229; \$2,000,000 (Instrument# 2015007463).

**Roger Cochetti, The Roger Cochetti Revocable Trust**, to 118 E St. SE LLC, 1836 California St., NW, Washington DC 20009-2268; sale on 01/27/15 of Lot 0802, Capitol Hill, 842.00 sq. ft., improved, multi-family, zoned R-4, at 118 E St., SE, Washington, DC 20003, Ward 6, 4-bed, 4-bath, 1,944 sq. ft. multi-family rowhome conversion built 1900; 2015 assessed value: \$362,810 (land); \$419,830 (improvement), Lot 0062, 0802, Square 0735; \$862,000 (Instrument# 2015007407).

**Triad Investments LLC**, to Allam Asha, William Asha, 4124 5th St., NW, Washington DC 20011-5946; sale on 01/27/15 of Lot 0041, Petworth, 1,600.00 sq. ft., improved, rowhouse, zoned R-4, at 4124 5th St., NW, Washington, DC 20011, Ward 4, 4-bed, 4-bath, 2,700 sq. ft. rowhome built 1914; 2015 assessed value: \$275,730 (land); \$117,960 (improvement), Lot 0041, Square 3228; \$825,000 (Instrument# 2015007289).

**DC Superior Houses, LLC**, to Sarah Lauren Smigel Theran & Noah David Theran, 717 Tewkesbury Pl., NW, Washington DC 20012-2635; sale on 01/28/15 of Lot 0048, Brightwood, 1,930.00 sq. ft., improved, semi-detached, zoned R-2, at 717 Tewkesbury Pl., NW, Washington, DC 20012, Ward 4, 4-bedroom, 1 half bath, 3 full bath, 2-story 1,269 sq. ft. semi-detached fully renovated in 2014 home built 1929; 2015 assessment: \$330,000 (land); \$115,200 (improvement), Lot 0048, Square 3163; \$550,000 (Instrument# 2015007968).

**Elliott Bernold Lveb, Inc.**, to Tri M. Tang & Alice T. Tran-Dai, 15108 Kentshire Dr., Unit 445, Woodbridge, VA 22191-4053; sale on 01/28/15 of Lot 0196, Trinidad, 2,635.00 sq. ft., improved, rowhouse, zoned R-4, at 1301 Trinidad Ave., NE, Washington, DC 20002, Ward 5, 4-bedroom, 1 half bath, 3 full bath, 2-story 2,531 sq. ft. rowhouse built 1935; 2015 assessment: \$203,050 (land); \$354,520 (improvement), Lot 0196, Square 4062; \$765,000 (Instrument# 2015007846).

**First Growth, LLC**, to Amanda Skye & Paul Michael Amundsen, 106 Avondale Circle, Severna Park, MD 21146-4402; sale on 01/28/15 of Lot 0109, Petworth, 1,350.00 sq. ft., improved, rowhouse, zoned R-3, at 4910 4th St., NW, Washington, DC 20011, Ward 4, 4-bedroom, 1 half bath, 3 full bath, 2-story 1,472 sq. ft. renovated rowhouse built 1931; 2015 assessment: \$204,750 (land); \$315,690 (improvement), Lot 0109, Square 3252; \$605,000 (Instrument# 2015008178).

**1421 1st Street NW LLC**, to Britton D. Davis, 1421 1st St., NW, Washington DC 20001-1131; sale on 01/29/15 of Lot 0105, Old City II, 805.00 sq. ft., improved, rowhouse, zoned R-4, at 1421 1st St., NW, Washington, DC 20001, Ward 5, 2-bedroom, 1 half bath, 1 full bath, 2-story 1,134 sq. ft. rowhouse built 1900; 2015 assessment:



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\$236,430 (land); \$164,440 (improvement), Lot 0105, Square 0616; \$645,000 (Instrument# 2015008366).

**David Earl & Marie Morris**, to Dilan Investment, LLC, 1399 Park Lake Dr., Reston, VA 20190-3936; sale on 01/29/15 of Lot 0843, Old City I, 1,871.00 sq. ft., improved, rowhouse, zoned R-4, at 615 11th St., NE, Washington, DC 20002, Ward 6, 3-bedroom, 2 full bath, 2-story 2,118 sq. ft. rowhouse built 1900; 2015 assessment: \$357,010 (land); \$213,350 (improvement), Lot 0843, Square 0983; \$586,000 (Instrument# 2015008675).

**David Matthew Schneider**, to Rupsha 2007 LLC, 6500 Chillum Place, NW, Washington DC 20012; sale on 01/29/15 of Lot 0805, Palisades, 5,000.00 sq. ft., improved, SFD, zoned R-1-B, at 5243 Sherier Place, NW, Washington, DC 20016, Ward 3, 3-bedroom, 1 half bath, 1 full bath, 2-story 1,313 sq. ft. home built 1942; 2015 assessment: \$490,100 (land); \$316,550 (improvement), Lot 0805, Square 1417; \$715,000 (Instrument# 2015008677).

**Smith Camp Simms Residential LLC**, to NVR, Inc., 3926 Pender Dr., Suite 200, Fairfax, VA 22030-0976; sale on 01/29/15 of Lot 0014, Randle Heights, 5,785.00 sq. ft., vacant, SFD, zoned R-3, at 1506 Mississippi Ave., SE, Washington, DC 20032, Ward 8, permit issued 02/11/15 for new 2-story SFD "Venice" model 2015 assessment: \$127,620, Lot 0014, Square 5912; \$147,000 (Instrument# 2015008277).

**A&M Homebuyers, Inc.**, to Anthony R. Quinn, 2619 24th St., NE, Washington DC 20018-2109; sale on 01/30/15 of Lot 0811, Woodridge, 5,850.00 sq. ft., improved, SFD, zoned R-1-B, at 2619 24th St., NE, Washington, DC 20018, Ward 5, 4-bedroom, 1 half bath, 3 full bath, 2-story 1,752 sq. ft. home built 1914; 2015 assessment: \$330,000 (land); \$115,200 (improvement), Lot 0811, Square 4284; \$587,820 (Instrument# 2015009193).

**Timcarm7703 LLC**, to Matthew Travis Grieger & Gregory Ronald Burks Jr., 606 13th St., NE, Washington DC 20002-6312; sale on 02/02/15 of Lot 0021, Old City I, 527.00 sq. ft., improved, rowhouse, zoned R-4, at 606 13th St., NE, Washington, DC 20002, Ward 6, 3-bedroom, 1 half bath, 2 full bath, 873 sq. ft. home built 1911; 2015 assessment: \$285,010 (land); \$115,800 (improvement), Lot 0021, Square 1006; \$597,000 (Instrument# 2015009652).

**1309 Fairmont Street NW LLC**, to Michael & Breanna Heslin, 1309 Fairmont St., NW, Unit: B, Washington DC 20009; sale on 02/03/15 of Condo Unit(s) B, Columbia Heights, Fairmont Residences Condominium, 994.00 sq. ft., improved, resid. condo, zoned R-4, at 1309 Fairmont St., NW, Unit: B, Washington, DC 20009, Ward 1, 3-bedroom, 1 half bath, 2 full bath, 2-level 1,926 sq. ft. condo renovated 2009 built 1910; 2015 assessment:

\$220,800 (land); \$515,200 (improvement), Lot 2077, Square 2860; \$710,000 (Instrument# 2015009806).

**Nantucket Holdings Ltd.**, to Gabrielle A. & Matthew D. Macy, 830 Missouri Ave., NW, Washington DC 20011-5106; sale on 02/03/15 of Lot 0138, Petworth, 2,104.00 sq. ft., improved, rowhouse, zoned R-4, at 830 Missouri Ave., NW, Washington, DC 20011, Ward 4, 3-bedroom, 1 half bath, 3 full bath, 2-story 1,422 sq. ft. rowhouse built 1930; 2015 assessment: \$237,330 (land); \$316,470 (improvement), Lot 0138, Square 2989; \$535,000 (Instrument# 2015009983).

**William W. Bride III**, to 1115 M Street LLC, 1115 M St., NW, Washington DC 20005-4347; sale on 02/03/15 of Lot 0042, Georgetown, 3,000.00 sq. ft., improved, SFD, zoned R-3, at 1667 35th St., NW, Washington, DC 20007, Ward 2, 3-bedroom, 1 full bath, 3-story 2,925 sq. ft. home built 1900; 2015 assessment: \$632,640 (land); \$1,375,660 (improvement), Lot 0042, Square 1294; \$1,460,000 (Instrument# 2015010029).

**Amy T. Dixon & Gregg F. Locascio**, to ZP Springland LLC, 5614 Connecticut Ave., NW, #269, Washington DC 20015-2604; sale on 02/04/15 of Lot 0036, N. Cleveland Park, 15,124.00 sq. ft., vacant, SFD, zoned R-1-B, at 3536 Springland Lane, NW, Washington, DC 20008, Ward 3, 2015 assessment: \$758,015 (land), Lot 0037, N. Cleveland Park, 15,131.00 sq. ft., improved, SFD, zoned R-1-B, at 3530 Springland Lane, NW, Washington, DC 20008, Ward 3, 8-bedroom, 1 half bath, 5 full bath, 4,579 sq. ft. home built 1941; 2015 assessment: \$758,015 (land), Lot 0037 0036, Square 1959, 1959; \$2,400,000 (Instrument# 2015010561).

**Lowell LLC**, to Julie B. & Christopher W. Martin, 3312 Lowell St., NW, Washington DC 20008-3313; sale on 02/04/15 of Lot 0033, Cleveland Park, 4,204.00 sq. ft., improved, SFD, zoned R-1-B, at 3312 Lowell St., NW, Washington, DC 20008, Ward 3, 5-bedroom, 1 half bath, 4 full bath, 3-story 4,250 sq. ft. renovated home built 1925; 2015 assessment: \$621,140 (land); \$1,540,520 (improvement), Lot 0033, Square 2091; \$2,100,000 (Instrument# 2015010416).

**Maria Delores & Jose Luis Correa**, to Hill Alley LLC, 753 Fairmont St., NW, #1, Washington DC 20001-3813; sale on 02/04/15 of Lot 0076, Columbia Heights, 2,437.00 sq. ft., improved, rowhouse, zoned R-4, at 1135 Harvard St., NW, Washington, DC 20009, Ward 1, 4-bedroom, 1 half bath, 1 full bath, 2-story 1,743 sq. ft. rowhouse built 1905; 2015 assessment: \$374,010 (land); \$188,410 (improvement), Lot 0076, Square 2853; \$560,000 (Instrument# 2015010501).

**Thomas J. Hennessey**, to Genoa Development LLC, 1869 3rd St., NW, #2, Washington DC 20001-2389; sale on

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02/04/15 of Lot 0008, Old City II, 2,044.00 sq. ft., improved, rowhouse, zoned C-2-A, at 1720 New Jersey Ave., NW, Washington, DC 20001, Ward 6, 4-bedroom, 1 full bath, 2-story 1,393 sq. ft. rowhouse built 1905; 2015 assessment: \$318,860 (land); \$209,730 (improvement), Lot 0008, Square 0508; \$812,000 (Instrument# 2015010226).

**Congressional Seventh Street LLC**, to Virginia S. Albrecht, 675 E. St., NW, Apt. 700, Washington DC 20004-2255; sale on 02/06/15 of Lot 0836, Capitol Hill, 1,480.00 sq. ft., improved, rowhouse, zoned R-4, at 423 7th St., SE, Washington, DC 20003, Ward 6, 3-bedroom, 1 half bath, 1 full bath, 3-story 1,800 sq. ft. rowhouse built 1962; 2015 assessment: \$419,000 (land); \$339,020 (improvement), Lot 0836, Square 0876; \$1,375,000 (Instrument# 2015011092).

**East Coast Investments LLC**, to Michael J. Sabat, 5124 9th St., NW, Washington DC 20011-3918; sale on 02/06/15 of Lot 0037, Petworth, 1,700.00 sq. ft., improved, rowhouse, zoned R-3, at 5124 9th St., NW, Washington, DC 20011, Ward 4, 4-bedroom, 1 half bath, 3 full bath, 2-story 1,580 sq. ft. rowhouse built 1923; 2015 assessment: \$228,360 (land); \$385,440 (improvement), Lot 0037, Square 3002; \$625,000 (Instrument# 2015011033).

**Orlandrus Hadley**, to 1620 Mass Ave. LLC, 1242 Pennsylvania Ave., SE, Washington DC 20003-2226; sale on 02/06/15 of Lot 0077, Old City I, 1,808.00 sq. ft., improved, rowhouse, zoned R-4, at 1620 Massachusetts Ave., SE, Washington, DC 20003, Ward 6, 3-bedroom, 1 half bath, 1 full bath, 2-story 1,336 sq. ft. rowhouse built 1925; 2015 assessment: \$303,740 (land); \$149,360 (improvement), Lot 0106, Old City I, 1,750.00 sq. ft., vacant, use n/a, zoned R-4, at SE, Washington, DC, Ward 6, 2015 assessment: \$65,940 (land), Lot 0077 0106, Square 1087, 1087; \$650,999 (Instrument# 2015011081).

**Anson W. Harrison**, to 79 P Street NW, LLC, 79 P St., NW, Washington DC 20001-1133; sale on 02/09/15 of Lot 0029, Old City II, 2,000.00 sq. ft., improved, rowhouse, zoned R-4, at 79 P St., NW, Washington, DC 20001, Ward 5, 3-bedroom, 1 full bath, 2-story 1,784 sq. ft. rowhouse built 1924; 2015 assessment: \$277,660 (land); \$186,850 (improvement), Lot 0029, Square 0615; \$600,000 (Instrument# 2015011499).

**Brookfield Relocation Inc.**, to Mykel M. Bybee & Dalal A. Aboulhosn, 1328 East Capitol St., NE, Washington DC 20003; sale on 02/09/15 of Lot 0055, Old City I, 2,131.00 sq. ft., improved, rowhouse, zoned R-4, at 1328 East Capitol St., NE, Washington, DC 20003, Ward 6, 5-bedroom, 4 full bath, 2-story 1,770 sq. ft. rowhouse built 1908; 2015 assessment: \$403,460 (land); \$394,920 (improvement), Lot 0055, Square 1035; \$1,590,500 (Instrument# 2015012007).

**George Ricks & Arnett Smith**, to 608 Girard Street LLC, 1541 5th St., NW, Washington DC 20001-2492; sale on 02/09/15 of Lot 0181, Columbia Heights, 2,328.00 sq. ft., improved, rowhouse, zoned R-5-B, at 1461 Chapin St., NW, Washington, DC 20009, Ward 1, 6-bedroom, 1 half bath, 3 full bath, 3-story 2,706 sq. ft. rowhouse built 1916; 2015 assessment: \$339,790 (land); \$725,870 (improvement), Lot 0181, Square 2662; \$1,100,000 (Instrument# 2015011898).

**Julia A. Spencer & Brian M. Majewski**, to Brookfield Relocation Inc., 16260 N. 71st St., Scottsdale, AZ 85254-4900; sale on 02/09/15 of Lot 0055, Old City I, 2,131.00 sq. ft., improved, rowhouse, zoned R-4, at 1328 East Capitol St., NE, Washington, DC 20003, Ward 6, 5-bedroom, 4 full bath, 2-story 1,770 sq. ft. rowhouse built 1908; 2015 assessment: \$403,460 (land); \$394,920 (improvement), Lot 0055, Square 1035; \$1,590,500 (Instrument# 2015012006).

**BI Investment Group LLC**, to Christopher D. & Emily A. Linebaugh, 1810 D St., SE, Washington DC 20003-2412; sale on 02/10/15 of Lot 0031, Old City I, 1,597.00 sq. ft., improved, rowhouse, zoned R-4, at 1810 D St., SE, Washington, DC 20003, Ward 6, 3-bedroom, 1 half bath, 3 full bath, 2-story 1,240 sq. ft. rowhouse built 1926; 2015 assessment: \$297,230 (land); \$411,620 (improvement), Lot 0031, Square 1113; \$763,000 (Instrument# 2015012311).

**Mary T. Scott**, to 5Design Development, LLC, 430 Springvale Rd., Great Falls, VA 22066-3430; sale on 02/10/15 of Lot 0024, Ledroit Park, 1,800.00 sq. ft., improved, rowhouse, zoned R-4, at 2103 1st St., NW, Washington, DC 20001, Ward 5, 5-bedroom, 3 full bath, 3-story 3,590 sq. ft. rowhouse built 1910; 2015 assessment: \$281,920 (land); \$273,460 (improvement), Lot 0024, Square 3118; \$792,000 (Instrument# 2015012638).

**MRC Investors LLC**, to Ronald Ford, Vanessa Ford, 1722 Douglas St., NE, Washington DC 20018-2014; sale on 02/11/15 of Lot 0040, Woodridge, 3,938.00 sq. ft., improved, semi-detached, zoned R-1-B, at 1722 Douglas St., NE, Washington, DC 20018, Ward 5, 4-bed, 3-bath, 1,376 sq. ft. semi-detached home built 1925; 2015 assessed value: \$197,920 (land); \$265,370 (improvement), Lot 0040, Square 4126; \$550,000 (Instrument# 2015012813).

**Lawrence Wendell Thomas**, to NVP Residential LLC, 826 6th St., NE, Washington DC 20002-4325; sale on 02/12/15 of Lot 0107, Petworth, 1,606.00 sq. ft., improved, rowhouse, zoned R-3, at 4622 4th St., NW, Washington, DC 20011, Ward 4, 3-bed, 3.5-bath, 1,740 sq. ft. rowhome built 1926; 2015 assessed value: \$233,750 (land); \$115,030 (improvement), Lot 0107, Square 3249; \$343,000 (Instrument# 2015013552).

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**Cartus Financial Corporation**, to Benjamin G Comeau, 1352 Spring Rd., NW, Washington DC 20010-1360; sale on 02/13/15 of Lot 0074, Columbia Heights, 1,992.00 sq. ft., improved, rowhouse, zoned R-4, at 1352 Spring Rd., NW, Washington, DC 20010, Ward 1, 3-bed, 2.5-bath, 2,152 sq. ft. rowhome built 1911; 2015 assessed value: \$335,910 (land); \$534,880 (improvement), Lot 0074, Square 2827; \$737,000 (Instrument# 2015013988).

**Cartus Financial Corporation**, to The Mary Louise Cohen Revocable Trust, The Bruce Cohen Revocable Trust, Mary Louise Cohen, Bruce Cohen, 2000 Massachusetts Ave., NW, Washington DC 20036-1022; sale on 02/13/15 of Lot 0246, Old City II, 1,910.00 sq. ft., improved, TH, zoned R-5-B, at 1716 Q St., NW, Washington, DC 20009, Ward 2, 4-bed, 3.5-bath, 3,550 sq. ft. townhome built 1890; 2015 assessed value: \$577,450 (land); \$1,547,770 (improvement), Lot 0246, Square 0156; \$2,800,000 (Instrument# 2015014032).

**ML One LLC**, to Ahmed Salkini, Abdul-Rahman Salkini, 11110 Sunset Hills Rd., Reston VA 20195-8102; sale on 02/13/15 of Lot 0010, 16th St. Heights, 2,763.00 sq. ft., improved, rowhouse, zoned R-3, at 1219 Kennedy St., NW, Washington, DC 20011, Ward 4, 4-bed, 3.5-bath, 2,280 sq. ft. renovated rowhome built 1921; 2015 assessed value: \$251,990 (land); \$159,130 (improvement), Lot 0010, Square 2933; \$668,000 (Instrument# 2015013967).

**1420 Madison St., NW, LLC**, to Cornelia Elizabeth Sigworth, Ronald Lee Sigworth, 1420 Madison St., NW, Washington DC 20011-6806; sale on 02/18/15 of Lot 0853, 16th St. Heights, 6,312.00 sq. ft., improved, SFD, zoned R-1-B, at 1420 Madison St., NW, Washington, DC 20011, Ward 4, 7-bed, 6-bath, 5,054 sq. ft. SFD built 1915; 2015 assessed value: \$326,200 (land); \$381,390 (improvement), Lot 0853, 0026-0028, Square 2721; \$1,150,000 (Instrument# 2015014341).

**Linda M. B. High, The Estate of Mary E. Mason, Mary E Mason**, to 4505 New Hampshire Ave NW, LLC, 4505 New Hampshire Ave., NW, Washington DC 20011-4759; sale on 02/18/15 of Lot 0041, Petworth, 2,237.00 sq. ft., improved, rowhouse, zoned R-3, at 4505 New Hampshire Ave., NW, Washington, DC 20011, Ward 4, 3-bed, 1.5-bath, 1,732 sq. ft. rowhome built 1925; 2015 assessed value: \$246,670 (land); \$78,520 (improvement), Lot 0041, Square 3308; \$385,000 (Instrument# 2015014258).

**WSD Capital LLC**, to Morgan Leigh Voeltz, Kristofor Ross Swanson, 716 Decatur St., NW, Washington DC 20011-4053; sale on 02/18/15 of Lot 0076, Petworth, 1.82 sq. ft., improved, rowhouse, zoned R-3, at 716 Decatur St., NW, Washington, DC 20011, Ward 4, 3-bed, 3.5-bath, 2,020 sq. ft. rowhome built 1923; 2015 assessed value:

\$249,390 (land); \$144,300 (improvement), Lot 0076, Square 3143; \$698,000 (Instrument# 2015014547).

**Christian Renovations LLC**, to Sarah J Humphrey, 726 Marietta Pl., NW, Washington DC 20011-3048; sale on 02/19/15 of Lot 0039, Petworth, 1,589.00 sq. ft., improved, rowhouse, zoned R-4, at 726 Marietta Pl., NW, Washington, DC 20011, Ward 4, 4-bed, 3.5-bath, 1,512 sq. ft. rowhome built 1927; 2015 assessed value: \$244,090 (land); \$369,670 (improvement), Lot 0039, Square 3155; \$650,000 (Instrument# 2015014942).

**Dilan Investment LLC**, to Marian Jordan, Dominique Foster, 904 Delafield Pl., NW, Washington DC 20011-4516; sale on 02/19/15 of Lot 0170, Petworth, 1,620.00 sq. ft., improved, rowhouse, zoned R-3, at 904 Delafield Pl., NW, Washington, DC 20011, Ward 4, 4-bed, 2-bath, 1,440 sq. ft. rowhome built 1924; 2015 assessed value: \$244,720 (land); \$111,650 (improvement), Lot 0170, Square 3011; \$650,000 (Instrument# 2015014752).

**Marck Property Group LLP**, to Lauren M Castaldi, 4922 7th St., NW, Washington DC 20011-4002; sale on 02/19/15 of Lot 0094, Petworth, 1,350.00 sq. ft., improved, rowhouse, zoned R-3, at 4922 7th St., NW, Washington, DC 20011, Ward 4, 3-bed, 4-bath, 1,368 sq. ft. renovated rowhome originally built 1925; 2015 assessed value: \$237,560 (land); \$317,170 (improvement), Lot 0094, Square 3147; \$534,000 (Instrument# 2015014827).

**The Estate of Calvin C Powell, Calvin C Powell, Kellie Newbie Gibson, Dorethia Newby**, to Dilan Investment LLC, 1399 Park Lake Dr., Reston VA 20190-3936; sale on 02/19/15 of Lot 0115, Old City I, 1,191.00 sq. ft., improved, rowhouse, zoned R-4, at 1309 North Carolina Ave., NE, Washington, DC 20002, Ward 6, 3-bed, 1.5-bath, 1,620 sq. ft. rowhome built 1919; 2015 assessed value: \$394,490 (land); \$427,410 (improvement), Lot 0115, Square 1035; \$686,000 (Instrument# 2015014784).

**220 Randolph PI KNS LLC**, to Anna N Hoffman, Christopher J Hoffman, 220 Randolph Pl., NE, Washington DC 20002-2139; sale on 02/20/15 of Lot 0052, Eckington, 1,330.00 sq. ft., improved, rowhouse, zoned R-4, at 220 Randolph Pl., NE, Washington, DC 20002, Ward 5, 3-bed, 3.5-bath, 1,671 sq. ft. rowhome originally built 1914; 2015 assessed value: \$253,960 (land); \$125,850 (improvement), Lot 0052, Square 3572; \$715,113 (Instrument# 2015015202).

**Bobby L Livingston, Linda Gail Livingston**, to U Street Land Trust, PO Box 41970, Fredericksburg VA 22404-1970; sale on 02/20/15 of Lot 0030, Ledroit Park, 1,700.00 sq. ft., improved, rowhouse, zoned R-4, at 71 U St., NW, Washington, DC 20001, Ward 5, 4-bed, 2-bath, 1,912 sq. ft. rowhome built 1906; 2015 assessed value:



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\$331,190 (land); \$216,520 (improvement), Lot 3117, Square 0030; \$610,000 (Instrument# 2015015334).

**2305 Bancroft Place LC**, to Sara Aviel & Martin Dimarzio, 2305 Bancroft Pl., NW, Washington DC 20008-4005; sale on 02/24/15 of Lot 0290, Kalorama, 9,689.00 sq. ft., improved, SFD, zoned R-1-B, at 2305 Bancroft Pl., NW, Washington, DC 20008, Ward 2, 5-bedroom, 2 half bath, 5 full bath, 2.5-story 5,114 sq. ft. home built 1928; 2015 assessment: \$1,273,040 (land); \$2,597,120 (improvement), Lot 0290, Square 2519; \$4,864,000 (Instrument# 2015016418).

**5Design Management LLC**, to Lynn B. Duventre, 215 15th St., NE, Washington DC 20002-6557; sale on 02/24/15 of Lot 0837, Lily Ponds, 5,268.00 sq. ft., improved, SFD, zoned R-1-B, at 4212 Lane Place, NE, Washington, DC 20019, Ward 7, 3-bedroom, 1 half bath, 1 full bath, 1.5-story 1,157 sq. ft. home built 1930; 2015 assessment: \$124,110 (land); \$49,800 (improvement), Lot 0837, Square 5099; \$440,000 (Instrument# 2015016028).

**City Trends Development LLC**, to Allison & Neeraj Mistry, 3521 McLean Ave., Fairfax, VA 22030-3007; sale on 02/24/15 of Lot 0023, Chevy Chase, 14,078.00 sq. ft., improved, SFD, zoned R-1-A, at 6314 28th Pl., NW, Washington, DC 20015, Ward 4, 6-bedroom, 1 half bath, 4 full bath, split foyer 4,287 sq. ft. home built 1961; 2015 assessment: \$465,980 (land); \$221,480 (improvement), Lot 0023, Square 2343; \$1,266,000 (Instrument# 2015016281).

**3112 Newtown Street LLC**, to Chester T. Dickerson III & James Wallace Tyree, 4193 Jeremy Grove, Fairfax, VA 22030-8557; sale on 02/25/15 of Lot 0009, Woodridge, 4,516.00 sq. ft., improved, SFD, zoned R-1-B, at 3112 Newton St., NE, Washington, DC 20018, Ward 5, 4-bedroom, 1 half bath, 3 full bath, 2-story 2,110 sq. ft. home built 1923 renovated in 2014; 2015 assessment: \$169,800 (land); \$14,150 (improvement), Lot 0009, Square 4308; \$584,900 (Instrument# 2015016834).

**3404 22nd Street LLC**, to Michael E. McGovern & Gregory R. Alcock, 3404 22nd St., NE, Washington DC 20018-2806; sale on 02/25/15 of Lot 0061, Woodridge, 5,175.00 sq. ft., improved, SFD, zoned R-1-B, at 3404 22nd St., NE, Washington, DC 20018, Ward 5, 4-bedroom, 1 half bath, 1 full bath, 2 1/2-story 1,656 sq. ft. home built 1913; 2015 assessment: \$207,360 (land); \$137,990 (improvement), Lot 0061, Square 4222; \$832,500 (Instrument# 2015016619).

**4721 8th Street NW LLC**, to Jennifer L. Pihlaja, 4721 8th St., NW, Washington DC 20011-4501; sale on 02/25/15 of Lot 0069, Petworth, 1,847.00 sq. ft., improved, rowhouse, zoned R-3, at 4721 8th St., NW, Washington, DC 20011, Ward 4, 4-bedroom, 1 half bath, 3 full bath, 2-story 1,640 sq. ft. rowhouse built 1923; 2015 assessment:

\$231,870 (land); \$374,070 (improvement), Lot 0069, Square 3143; \$715,000 (Instrument# 2015016636).

**Gerard Huve**, to 219 5th Street LLC, 219 5th St., SE, Washington DC 20003-1194; sale on 02/25/15 of Lot 0819, Capitol Hill, 1,769.00 sq. ft., improved, rowhouse, zoned R-4, at 219 5th St., SE, Washington, DC 20003, Ward 6, 4-bedroom, 2 full bath, 2-story 1,926 sq. ft. rowhouse built 1870; 2015 assessment: \$459,600 (land); \$348,390 (improvement), Lot 0819, Square 0819; \$700,000 (Instrument# 2015016864).

**Larke R. Paul**, to Congressional 761 Kenyon Street LLC, 7117 Meadow St., Warrenton, VA 20187-7158; sale on 02/25/15 of Lot 0855, Columbia Heights, 3,563.00 sq. ft., improved, rowhouse, zoned R-4, at 761 Kenyon St., NW, Washington, DC 20010, Ward 1, 3-bedroom, 1 half bath, 1 full bath, 2-story 1,404 sq. ft. rowhouse built 1908; 2015 assessment: \$332,070 (land); \$133,490 (improvement), Lot 0855, Square 2892; \$650,000 (Instrument# 2015016683).

**Michael J. Bjornson**, to 117 Quincy Place Trust, PO Box 60586, Washington DC 20039-0586; sale on 02/25/15 of Lot 0045, Eckington, 1,605.00 sq. ft., improved, rowhouse, zoned R-4, at 117 Quincy Pl., NE, Washington, DC 20002, Ward 5, 3-bedroom, 1 half bath, 1 full bath, 2-story 1,156 sq. ft. rowhouse built 1907; 2015 assessment: \$214,890 (land); \$100,160 (improvement), Lot 0045, Square 3519; \$516,000 (Instrument# 2015016622).

**RDC Group LLC**, to Molly Law & Jon Anthony Raglani, 1444 Fairmont St., NW, Unit 2, Washington DC 20009-6905; sale on 02/25/15 of Lot 0059, Eckington, 1,575.00 sq. ft., improved, rowhouse, zoned R-4, at 266 S St., NE, Washington, DC 20002, Ward 5, 4-bedroom, 1 half bath, 3 full bath, 2-story 1,520 sq. ft. rowhouse built 1923; 2015 assessment: \$214,280 (land); \$368,440 (improvement), Lot 0059, Square 3569; \$784,900 (Instrument# 2015016785).

**Dix Street Corridor Revitalization Partners LLC**, to Stephanie Williams, 3429 Holmead Pl., NW, Washington DC 20010-3407; sale on 02/26/15 of Lot 0808, Deanwood, 699.00 sq. ft., improved, rowhouse, zoned R-5-A, at 474 Eastern Ave., NE, Washington, DC 20019, Ward 7, 3-bedroom, 1 half bath, 2 full bath, 3-story 1,683 sq. ft. home built 2011; 2015 assessment: \$77,970 (land); \$141,910 (improvement), Lot 0808, Square 5260; \$239,900 (Instrument# 2015017154).

**Rupsha 2013 Inc.**, to Broderick D. & Sarah Bullock Morgan, 3216 Brothers Pl., SE, Washington DC 20032-1501; sale on 02/26/15 of Lot 0807, Congress Heights, 5,250.00 sq. ft., vacant, SFD, zoned R-2, at 3216 - 3218 Brothers Pl., SE, Washington, DC 20032, Ward 8, building permit issued for single family detached dwelling on

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07/25/2014; 2015 assessment: \$34,910 (land); \$11,720 (improvement), Lot 0807, Square 5990; \$345,000 (Instrument# 2014017355).

**Vivia E. Sherwood**, to 115 Quincy Place LLC, 1209 Patrick St., Fredericksburg, VA 22401-2690; sale on 02/26/15 of Lot 0044, Eckington, 1,605.00 sq. ft., improved, rowhouse, zoned R-4, at 115 Quincy Pl., NE, Washington, DC 20002, Ward 5, 3-bedroom, 1 full bath, 2-story 1,116 sq. ft. rowhouse built 1907; 2015 assessment: \$214,890 (land); \$105,020 (improvement), Lot 0044, Square 3519; \$610,000 (Instrument# 2015017323).

**Advance Construction Concepts LLC**, to Peter Hayden Sprunger & Voth Andrea Regier, 617 Powhatan Place, NW, Washington DC 20011-1225; sale on 02/27/15 of Lot 0147, Brightwood, 1,515.00 sq. ft., improved, semi-detached, zoned R-2, at 617 Powhatan Pl., NW, Washington, DC 20011, Ward 4, 3-bedroom, 1 half bath, 3 full bath, 2-story 1,148 sq. ft. semi-detached home built 1935; 2015 assessment: \$180,910 (land); \$225,210 (improvement), Lot 0147, Square 3201; \$525,000 (Instrument# 2015017904).

## ***New Home Sales***

**1230 Fairmont Street LLC**, to Edward H Lee, 1425 K St., NW, Ste. 350, Washington DC 20005-3514; sale on 01/20/15 of Condo Unit(s) 2, Columbia Heights, The Fairmont Condominiums, 3,031.00 sq. ft., improved, resid. condo, zoned R-4, at 1230 Fairmont St., NW, Unit 2, Washington, DC 20009, Ward 1, 2-bed, 2.5 bath, 1,457 sq. ft. condo unit; condo conversion, building built 1913; 2015 assessed value: \$482,600 (land); \$312,870 (improvement), Lot 0076, 2012, 2014, Square 2862; \$680,000 (Instrument# 2015004999).

**16 17th Street LLC**, to Ernesto Eduardo Corzo Aceves, Anneliese Fleckenstein, 16 17th St., NE, Washington DC 20002-6612; sale on 01/21/15 of Condo Unit(s) 231, Old City I, No. 16 Condominium, 636.00 sq. ft., improved, resid. condo, zoned R-4, at 16 17th St., NE, Unit 231, Washington, DC 20002, Ward 6, condo unit details n/a; 2015 assessed value: \$148,500 (land); \$346,500 (improvement), Lot 0063, 2016, Square 1084; \$499,900 (Instrument# 2015005513).

**C&S Development LLC**, to Jeanine Prime, Andru Prescod, 1523 Monroe St., NE, Washington DC 20017-2918; sale on 01/21/15 of Lot 0011, Brookland, 6,750.00 sq. ft., improved, SFD, zoned R-1-B, at 1523 Monroe St., NE, Washington, DC 20017, Ward 5, 5-bed, 4.5-bath, 3,462 sq. ft. SFD built 2014; 2015 assessed value: \$95,310 (land only), Lot 0011, Square 4009; \$998,000 (Instrument# 2015005370).

**District of Columbia Housing Authority, FDS Homeownership LLC**, to Erin Carleton, Deonte Mason, 1421 Tobias Dr., SE, Washington DC 20020-2953; sale on 01/21/15 of Lot 0110, Randle Heights, Henson Ridge, 1,399.00 sq. ft., improved, TH, zoned R-5-A, at 1421 Tobias Dr., SE, Washington, DC 20020, Ward 8, 3-bed, 3-bath, 1,485 sq. ft. townhome; 2015 assessed value: \$104,860 (land); \$158,830 (improvement), Lot 0110, Square 5885; \$279,900 (Instrument# 2015005492).

**Georgia Hobart LLC**, to Daniel Herrera, 5505 Connecticut Ave., NW, Washington DC 20015-2601; sale on 01/21/15 of Condo Unit(s) 102, Columbia Heights, 2920 Georgia Avenue Condominium, 8,357.00 sq. ft., improved, resid. condo, zoned C-2-A, at 2920 Georgia Ave., NW, Unit 102, Washington, DC 20001, Ward 1, 1-bed, 1-bath, 555 sq. ft. condo unit; 2015 assessed value: \$940,160 (land); \$8,351,170 (improvement), Lot 0205, 2037, Square 2888; \$339,900 (Instrument# 2015005510).

**NW Ventures Holdings LLC**, to Kim R Anderson, 710 Shepherd Rd., NW, Apt.4, Washington DC 20011-3092; sale on 01/21/15 of Condo Unit(s) 4, Petworth, The Shepherd Condominium, 471.00 sq. ft., improved, resid. condo, zoned R-4, at 710-712 Shepherd Rd. NW, Unit 4, Washington, DC 20011, Ward 4, 2-bed, 2-bath, 830 sq. ft. condo unit; 2015 assessed value: \$92,610 (land); \$216,090 (improvement), Lot 2033, Square 3154; \$325,000 (Instrument# 2015005256).

**The Ella LLC**, to Justin Cheesman, 1839 6th St., NW, #7, Washington DC 20001-5107; sale on 01/21/15 of Condo Unit(s) 7, Old City II, The Ella Condominium, 501.00 sq. ft., improved, resid. condo, zoned C-2-A, at 1839 6th St., NW, Unit 7, Washington, DC 20001, Ward 6, 2-bed, 2.5-bath condo unit; 2015 assessed value: \$235,710 (land); \$549,990 (improvement), Lot 0056, 2041, 2044, Square 0475; \$915,500 (Instrument# 2015005311).

**New Hampshire Ave. Ventures, LLC**, to Tilia J. and Allen C. Stotts, 214 Beacon Pl., NE, Washington, DC 20011; sale on 01/23/15 of Lot 0863, Takoma, The Hampshires, 5,565.00 sq. ft., improved, SFD, zoned R-5-A, at 214 Beacon Pl., NE, Washington, DC 20011, Ward 4, 2,816 sq. ft., 2-story new SFD w/ 5-beds, 3.5 bath built 2014; 2015 assessed value: \$298,560 (land); \$473,370 (improvement), Lot 0863, Square 3179; \$792,300 (Instrument# 2015006452).

**Octagon International, LLC**, to Janine C. Alsalam, 2414 North Capitol St., Unit 1, Washington, DC 20002; sale on 01/23/15 of Condo Unit(s) 1, LeDroit Park, North Capitol Street Condominium, 2,000.00 sq. ft., improved, resid. condo, zoned R-4, at 2414 N. Capitol St., NW, Unit 1, Washington, DC 20002, Ward 5, 3-bed, 3-bath duplex condo unit in rowhome conversion, built 1908; 2015

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assessed value: \$287,420 (land), \$833,830 (improvement), Lot 0118, 2012, Square 3127; \$599,000 (Instrument# 2014006570).

**Redemptor Lithium LLC**, to James T. Kirk, 333 2nd St., NE, Unit 306, Washington, DC 20002; sale on 01/23/15 of Condo Unit(s) 306, Capitol Hill, Capitol Hill East Condominium, 247.00 sq. ft., improved, resid. condo, zoned R-5-B, at 333 2nd St., NE, Unit 306, Washington, DC 20002, Ward 6, 1-bed, 1-bath, 568 sq. ft. condo unit in converted building built 1900; 2015 assessed value: \$89,020 (land), \$207,710 (improvement), Lot 2020, Square 0756; \$334,000 (Instrument# 2015006407).

**Seven Brick Row, LLC**, to Diamond D. DuBose, 5405 9th St., NW, Unit 6, Washington, DC 20011; sale on 01/23/15 of Condo Unit(s) 6, Petworth, The Jefferson Condominium, 275.00 sq. ft., improved, resid. condo, zoned C-2-A, at 5405 9th St., NW, Unit 6, Washington, DC 20011, Ward 4, 1-bed, 1-bath, 576 sq. ft. condo in building built 1905; 2015 assessed value: \$59,910 (land), \$139,790 (improvement), Lot 2006, Square 2994; \$239,650 (Instrument# 2015006364).

**Soco Connect Partnership LP**, to Wisconsin & Canal LLC, 1055 Wisconsin Ave., NW Unit 3E, Washington, DC 20007; sale on 01/23/15 of Condo Unit(s) 3E (a/k/a Unit R-5), Georgetown, 1055 High Condominium, improved, resid. condo, zoned W-1, at 1055 Wisconsin Ave., NW, Unit 3E (Parking Spaces P-16 and P-13), Washington, DC 20007, Ward 2, 3-bed, 4.5-bath, 4,303 sq. ft. condominium in building built 2014; 2015 assessment details n/a, Lot 0089, 2038, Square 1189; \$4,770,350 (Instrument# 2015006142).

**The Phoenix 1443 LLC**, to Evan S. Rolfe and Andrew M. Mathis, 1443 Chapin St., NW, Unit 101, Washington, DC 20009; sale on 01/23/15 of Condo Unit(s) 101, Columbia Heights, The Victoria Condominium, 507.00 sq. ft., improved, resid. condo, zoned R-5-B, at 1443 Chapin St., NW, Unit 101, Washington, DC 20009, Ward 1, 2-bed, 2-bath, 1,275 sq. ft. condo unit in 16-unit new building ; 2015 assessed value: \$173,250 (land), \$404,260 (improvement), Lot 2273, Square 2662; \$667,610 (Instrument# 2015006514).

**Universal Community Development LLC**, to Ahmed Shama, 1409 G St., NE, Unit 24, Washington, DC 20002; sale on 01/23/15 of Condo Unit(s) 24, Old City I, The Almansy Condominium, improved, resid. condo, zoned R-4, at 1409 G St., NE, Unit 24, Washington, DC 20002, Ward 6, 2-bed, 2-bath 1,300 sq. ft. condo in building built 1937; 2015 assessed value n/a, Lot 2030, Square 1051; \$511,000 (Instrument# 2015006249).

**1133 5th Street LLC**, to Beena Patel & Viraj Vikram Gandhi, 1133 5th St., NE, #2, Washington DC 20002-3411;

sale on 01/26/15 of Condo Unit(s) 2, Old City I, Matardi Lofts Condominium, 1,004.00 sq. ft., improved, resid. condo, zoned R-4, at 1131 5th St., NE, Unit 2, Washington, DC 20002, Ward 6, 2-bedroom, 1 half bath, 2 full bath, 1,900 sq. ft. condo built 2014; 2015 assessment: \$242,220 (land); \$565,180 (improvement), Lot 2016, Square 0829; \$829,000 (Instrument# 2015006819).

**1306 8th Street LLC**, to Tugee Mengue, 1306 8th St., NW, #1, Washington DC 20001-4206; sale on 01/26/15 of Condo Unit(s) 1, Old City II, The Sanima Condominium, 340.00 sq. ft., improved, resid. condo, zoned C-2-A, at 1306 8th St., NW, Unit 1, Washington, DC 20001, Ward 6, 2-bedroom, 2 full bath, 1-story 864 sq. ft. condo built 2014; 2015 assessment: \$136,770 (land); \$319,130 (improvement), Lot 2001, Square 0399; \$450,000 (Instrument# 2015006639).

**Soco Connect Partnership, L.P.**, to Neelima Grover, 1055 Wisconsin Ave., NW, #R-1, Washington DC 20007; sale on 01/26/15 of Condo Unit(s) R-1, Georgetown, 1055 High Condominium, 11,168.00 sq. ft., improved, resid. condo, zoned W-1, at 1055 Wisconsin Ave., NW, Unit R-1, Washington, DC 20007, Ward 2, 4-bed, 3.5-bath, 3,470 sq. ft. condo unit built 2014; 2015 assessment: n/a, Lot 0089, Square 1189; \$4,554,720 (Instrument# 2015006755).

**16 17th Street LLC**, to Caroline Laverne Schuette, Kenneth Steven Dutton, 16 17th St., NE, #133, Washington DC 20002-6612; sale on 01/27/15 of Condo Unit(s) 133, Old City I, No. 16 Condominium, 636.00 sq. ft., improved, resid. condo, zoned R-4, at 16 17th St., NE, Unit: 133, Washington, DC 20002, Ward 6, condo unit, details n/a; 2015 assessed value: \$136,800 (land); \$319,200 (improvement), Lot 0063, 2011, Square 1084; \$411,000 (Instrument# 2015007454).

**16 17th Street LLC**, to Annie Laurie Freeman, 16 17th St., NE, #332, Washington DC 20002-6612; sale on 01/27/15 of Condo Unit(s) 332, Old City I, No. 16 Condominium, 530.00 sq. ft., improved, resid. condo, zoned R-4, at 16 17th St., NE, Unit: 332, Washington, DC 20002, Ward 6, condo unit, details n/a; 2015 assessed value: \$98,400 (land); \$229,600 (improvement), Lot 0063, 2023, Square 1084; \$534,900 (Instrument# 2015007459).

**16 17th Street LLC**, to Kelly L Reid, 16 17th St., NE, Washington DC 20002-6612; sale on 01/27/15 of Condo Unit(s) 222, Old City I, No. 16 Condominium, 424.00 sq. ft., improved, resid. condo, zoned R-4, at 16 17th St., NE, Unit 222, Washington, DC 20002, Ward 6, 2-bed, 2-bath, 1,120 sq. ft. condo unit; 2015 assessed value: \$95,400 (land); \$222,600 (improvement), Lot 0063, 2015, Square 1084; \$327,000 (Instrument# 2015007395).

**16 17th Street LLC**, to Rachel J Dancy, Adam B Dancy, 16 17th St., NE, #211, Washington DC 20002-



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6612; sale on 01/27/15 of Condo Unit(s) 211, Old City I, No. 16 Condominium, 636.00 sq. ft., improved, resid. condo, zoned R-4d, at 16 17th St., NE, #211, Washington, DC 20002, Ward 6, 2-bed, 2-bath, 1,169 sq. ft. condo unit; 2015 assessed value: \$153,450 (land); \$358,050 (improvement), Lot 2012, 0063, Square 1084; \$501,000 (Instrument# 2015007448).

**16 17th Street LLC**, to Alyce C Tabor, 16 17th St., NE, #112, Washington DC 20002-6612; sale on 01/27/15 of Condo Unit(s) 112, Old City I, No. 16 Condominium, 318.00 sq. ft., improved, resid. condo, zoned R-4, at 16 17th St., NE, #112, Washington, DC 20002, Ward 6, 2-bed, 2-bath, 1,169 sq. ft. condo unit; 2015 assessed value: \$87,750 (land); \$204,750 (improvement), Lot 0063, 2005, Square 1084; \$339,900 (Instrument# 2015007445).

**16 17th Street LLC**, to Patrick T Bond, Meagan C Foster, 16 17th St., NE, #311, Washington DC 20002-6612; sale on 01/27/15 of Condo Unit(s) 311, Old City I, No. 16 Condominium, 530.00 sq. ft., improved, resid. condo, zoned R-4, at 16 17th St., NE, #311, Washington, DC 20002, Ward 6, 2-bed, 2-bath, 1,046 sq. ft. condo unit; 2015 assessed value: \$143,400 (land); \$334,600 (improvement), Lot 0063, 2018, Square 1084; \$543,900 (Instrument# 2015007440).

**16 17th Street LLC**, to Meghan Dean, 16 17th St., NE, #322, Washington DC 20002-6612; sale on 01/27/15 of Condo Unit(s) 322, Old City I, No. 18 Condominium, 424.00 sq. ft., improved, resid. condo, zoned R-4, at 16 17th St., NE, #322, Washington, DC 20002, Ward 6, condo unit, details n/a; 2015 assessed value: \$150,450 (land); \$351,050 (improvement), Lot 0063, 2021, Square 1084; \$359,000 (Instrument# 2015007452).

**16 17th Street LLC**, to Stephanie Wake, 16 17th St., NE, Washington DC 20002-6612; sale on 01/27/15 of Condo Unit(s) 331, Old City I, No. 16 Condominium, 530.00 sq. ft., improved, resid. condo, zoned R-4, at 16 17th St., NE, Unit 331, Washington, DC 20002, Ward 6, condo unit, details n/a; 2015 assessed value: \$143,850 (land); \$335,650 (improvement), Lot 0063, 2022, Square 1084; \$534,900 (Instrument# 2015007421).

**AKA Productions L.L.C.**, to Natalie Bamdad, Pauline Bamdad, Amir Bamdad, 9924 Potomac Manors Dr., Potomac MD 20854-4922; sale on 01/27/15 of Condo Unit(s) 3, Petworth, 714 Varnum Street Condominiums, 2,850.00 sq. ft., improved, resid. condo, zoned R-4, at 714 Varnum St., NW, Unit 3 and Parking Space P-1, Washington, DC 20011, Ward 4, 2-bed, 2-bath, 1,232 sq. ft. condo unit in converted rowhome built 1920; 2015 assessed value: \$302,810 (land); \$951,630 (improvement), Lot 2028, 2029, 0074, Square 3136; \$580,000 (Instrument# 2015007581).

**Capitol Park IV Condominiums Association Inc**, to Jonathan Veal, 246 G St., SW, #129, Washington DC 20024-4336; sale on 01/27/15 of Condo Unit(s) 129, R.L.A. SW, Capitol Park IV Condominium, 2,348.00 sq. ft., improved, resid. condo, zoned R-4, at 246 G St., SW, Unit 129, Washington, DC 20024, Ward 6, 3-bed, 3-bath, 2,348 sq. ft. condo unit in building built 19612015 assessed value: \$164,770 (land); \$384,470 (improvement), Lot 2220, Square 0540; \$520,000 (Instrument# 2015007403).

**Georgia Hobart LLC**, to Beneah T Ogolla, Elizabeth Awuor Oyieko, 2920 Georgia Ave., NW, Unit 403, Washington, DC 20001; sale on 01/27/15 of Condo Unit(s) 403, Columbia Heights, 2920 Georgia Avenue Condominium, 8,357.00 sq. ft., improved, resid. condo, zoned C-2-A, at 2920 Georgia Ave., Unit 403 and Parking Unit 1, Washington, DC 20001, Ward 1, 2-bed, 2-bath condo unit, built 2014; individual unit not yet assessed; 2015 assessed value: \$940,160 (land); \$8,351,170 (improvement), Lot 2057, 2062, 0205, Square 2888; \$579,900 (Instrument# 2015007425).

**Georgia Hobart LLC**, to Marie Olinyk Sidney, 2920 Georgia Ave., NW, Unit 407, Washington, DC 20001; sale on 01/27/15 of Condo Unit(s) 407, Columbia Heights, 2920 Georgia Avenue Condominium, 8,357.00 sq. ft., improved, resid. condo, zoned C-2-A, at 2920 Georgia Ave., Unit 407, Washington, DC 20001, Ward 1, 2-bed, 2-bath condo unit, individual unit assessment n/a; current value: \$940,160 (land), \$5,343,150 (improvement), Lot 0205, 2061, Square 2888; \$539,900 (Instrument# 2015007376).

**450 M LLC**, to Tess A. & Robert H. Guinn, 450 M St., NW, Unit 3, Washington DC 20001; sale on 01/28/15 of Condo Unit(s) 3 & P-2, Old City I, 450 M St. Condominium, 1,800.00 sq. ft., improved, resid. condo, zoned R-5-B, at 450 M St., NW, Unit 3, Washington, DC 20001, Ward 6, 1-bedroom, 1 half bath, 1 full bath, 985 sq. ft. condo; 2015 assessment: \$311,600 (land); \$431,540 (improvement), Lot 0090, Square 0514; \$634,000 (Instrument# 2015007916).

**450 M LLC**, to Fiske Family Properties LLC, 450 M St., NW, Unit 2, Washington DC 20001; sale on 01/28/15 of Condo Unit(s) 2 & P-1, Ward 6, 450 M St. Condominium, 1,800.00 sq. ft., improved, resid. condo, zoned R-5-B, at 450 M St., NW, Unit 2, Washington, DC 20001, Ward 6, 1-bedroom, 1 half bath, 1 full bath, 1,002 sq. ft. condo; 2015 assessment: \$311,600 (land); \$431,540 (improvement), Lot 0090, Square 0514; \$645,000 (Instrument# 2015007748).

**4800 Georgia Avenue LLC**, to Grace A. Gyemfi, 4800 Georgia Ave., NW, Unit 104, Washington DC 20011-4540; sale on 01/28/15 of Condo Unit(s) 104, 16th St. Heights, The Clayton, 344.00 sq. ft., improved, resid. condo, zoned

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C-2-A, at 4800 Georgia Ave., NW, Unit 104, Washington, DC 20011, Ward 4, 1-bedroom, 1 full bath, 535 sq. ft. condo; 2015 assessment: \$77,970 (land); \$181,930 (improvement), Lot 2006, Square 2922; \$266,000 (Instrument# 2015007860).

**CCDC For Sale I, LLC**, to Julia L. Johnson, 920 I St., NW, Apt. 406, Washington DC 20001-4961; sale on 01/28/15 of Condo Unit(s) 406, Central, I Street Condominium, 177.00 sq. ft., improved, resid. condo, zoned C-4, at 920 I St., NW, Apt. 406, Washington, DC 20001, Ward 2, 2-bedroom, 1 half bath, 2 full bath, 1,443 sq. ft. condo built 2013; 2015 assessment: \$330,700 (land); \$767,300 (improvement), Lot 2112, Square 0374; \$1,484,000 (Instrument# 2015007751).

**Tenacity 1801 16th Street LLC**, to Elizabeth Sebat, 1801 16th St., NW, Apt. 101, Washington DC 20009-3318; sale on 01/29/15 of Condo Unit(s) 101, Old City II, Somerset House Condominium, 97.00 sq. ft., improved, resid. condo, zoned R-5-D, at 1801 16th St., NW, Unit 101, Washington, DC 20009, Ward 2, condo unit, details n/a; 2015 assessment: \$43,440 (land); \$101,3700 (improvement), Lot 2084, Square 0191; \$150,000 (Instrument# 2015008588).

**Tenacity 1801 16th Street LLC**, to John W. Katz, 2955 38th St., NW, Washington DC 20016-5402; sale on 01/29/15 of Condo Unit(s) 107, Old City II, Somerset House Condominium, 81.00 sq. ft., improved, resid. condo, zoned R-5-D, at 1801 16th St., NW, Unit 107, Washington, DC 20009, Ward 2, 1 full bath, 324 sq. ft. studio condo; 2015 assessment: \$30,060 (land); \$70,130 (improvement), Lot 2090, Square 0191; \$249,500 (Instrument# 2015008600).

**Woodcrest Towns LLC**, to Edrika M. Hall, 1431 Iris St., NW, Washington DC 20012-1409; sale on 01/30/15 of Lot 0190, Congress Heights, 2,214.00 sq. ft., improved, TH, zoned R-4, at 404 Woodcrest Dr., SE, Washington, DC 20032, Ward 8, 3-bed, 2.5 bath, TH built 2010; 2015 assessment: \$44,803 (land); \$137,740 (improvement), Lot 0190, Square 5969; \$364,900 (Instrument# 2015009006).

**Congressional 1606 A Street LLC**, to Justine M. & Michael A. Novy, 1606 A St., SE, Unit 202, Washington DC 20003; sale on 02/03/15 of Condo Unit(s) 2 & Parking Unit 2, Old City I, 1606 A Street Condominium, 2,049.00 sq. ft., improved, resid. condo, zoned R-4, at 1606 A St., SE, Unit 2, Washington, DC 20003, Ward 6, 3-bedroom, 1 half bath, 2 full bath, condo & parking space; 2015 assessment: \$310,400 (land); \$241,970 (improvement), Lot 2011 & 2013, Square 1085; \$690,000 (Instrument# 2015010035).

**2nd Street Community Partners LLC**, to Laura Opsahl & Jonathan Cetrano, 1831 2nd St., NE, Unit 301,

Washington DC 20002-1595; sale on 02/04/15 of Condo Unit(s) 301, Eckington, The Metropolitan Overlook Condominiums, 312.00 sq. ft., improved, resid. condo, zoned R-4, at 1831 2nd St., NE, Unit 301, Washington, DC 20002, Ward 5, 1-bedroom, 1 full bath, condo; 2015 assessment: \$49,760 (land); \$116,110 (improvement), Lot 2028, Square 3568; \$171,000 (Instrument# 2015010274).

**4800 Georgia Avenue LLC**, to Reward Investments DC LLC, 116 Edwards Ferry Rd., NE, Leesburg, VA 20176-2301; sale on 02/04/15 of Condo Unit(s) 1, 16th St. Heights, The Clayton, a Condominium, 419.00 sq. ft., improved, resid. condo, zoned C-2-A, at 4800 Georgia Ave., NW, Unit 1, Washington, DC 20011, Ward 4, condo unit, details n/a; 2015 assessment: \$73,470 (land); \$171,430 (improvement), Lot 2001, Square 2922; \$249,900 (Instrument# 2015010281).

**Fort Lincoln-Gateway Village LLC**, to Darrin N. & Everett N. Porter & Christel G. Guillen, 3552 Fort Lincoln Dr., NE, Washington DC 20018-4312; sale on 02/04/15 of Lot 0991, Fort Lincoln, Villages at Dakota Crossing, 1,600.00 sq. ft., improved, TH, zoned R-5-D, at 3552 Fort Lincoln Dr., NE, Washington, DC 20018, Ward 5, 3-bedroom, 1 half bath, 2 full bath, 2-story 1,696 sq. ft. TH built 2014; 2015 assessment: \$151,570 (land); \$292,470 (improvement), Lot 0991, Square 4327; \$513,615 (Instrument# 2015010510).

**Georgia Hobart LLC**, to Ilana C. Nagib & Kevin L. Wong, 2920 Georgia Ave., NW, Unit 104, Washington DC 20001; sale on 02/04/15 of Condo Unit(s) 104 & Parking Unit P11, Columbia Heights, 2620 Georgia Avenue Condominium, 8,357.00 sq. ft., improved, resid. condo, zoned C-2-A, at 2920 Georgia Avenue, NW, Unit 104, Washington, DC 20001, Ward 1, 2-bedroom, 1 half bath, 1 full bath, condo built 2015; 2015 assessment: \$940,160 (land), Lot 2039 & 2072, Square 2888; \$389,000 (Instrument# 2015010463).

**Georgia Hobart LLC**, to Carrollbenson LLC, 2920 Georgia Ave., NW, Unit 404, Washington DC 20001; sale on 02/04/15 of Condo Unit(s) 404, Columbia Heights, 2920 Georgia Avenue Condominium, 8,357.00 sq. ft., improved, resid. condo, zoned C-2-A, at 2920 Georgia Ave., NW, Unit 404, Washington, DC 20001, Ward 1, 1-bedroom, 1 full bath, condo built 2014; 2015 assessment: \$940,160 (land), Lot 2058, Square 2888; \$389,900 (Instrument# 2015010468).

**Georgia Hobart LLC**, to Jade G. Ndiaye, 2920 Georgia Ave., NW, Unit 402, Washington DC 20001; sale on 02/04/15 of Condo Unit(s) 402, Columbia Heights, 2920 Georgia Avenue Condominium, 8,357.00 sq. ft., improved, resid. condo, zoned C-2-A, at 2920 Georgia Ave., NW, Unit 402, Washington, DC 20001, Ward 1, 1-bedroom, 1

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full bath, condo built 2014; 2015 assessment: \$940,160 (land), Lot 2056, Square 2888; \$359,900 (Instrument# 2015010469).

**NW Ventures Holdings LLC**, to Andrew Papier, 710 Shepherd Rd., NW, Apt. 3, Washington DC 20011-3092; sale on 02/04/15 of Condo Unit(s) 3, Petworth, The Shepherd Condominium, 471.00 sq. ft., improved, resid. condo, zoned R-4, at 710 Shepherd Rd., NW, Apt. 3, Washington, DC 20011, Ward 4, 2-bedroom, 2 full bath, 870 sq. ft. condo; 2015 assessment: \$85,200 (land); \$198,800 (improvement), Lot 2032, Square 3154; \$299,000 (Instrument# 2015010392).

**Universal Community Development LLC**, to Anthony P. Samp, 1409 G St., NE, Unit 23, Washington DC 20002; sale on 02/04/15 of Condo Unit(s) 23, Old City I, Almansya, 6,400.00 sq. ft., improved, resid. condo, zoned R-4, at 1409 G St., NE, Unit 23, Washington, DC 20002, Ward 6, 2-bedroom, 1 half bath, 2 full bath, 1,100 sq. ft. condo; 2015 assessment: \$716,800 (land), Lot 2029, Square 1051; \$465,000 (Instrument# 2015010233).

**District of Columbia Housing Authority & Sheridan Sayles Condo LLC**, to Romell A. Cummings, 2518 Sayles Place, SE, Unit 6, Washington DC 20020-4437; sale on 02/05/15 of Condo Unit(s) 6, Barry Farms, The City Homes Condominium, 1,209.00 sq. ft., improved, resid. condo, zoned R-5-A, at 2518 Sayles Place, SE, Unit 6, Washington, DC 20020, Ward 8, 2-bedroom, 2 full bath, 1,227 sq. ft. condo built 2014; 2015 assessment: \$87,480 (land); \$204,120 (improvement), Lot 2071, Square 5869; \$249,900 (Instrument# 2015010848).

**Fort Lincoln-Gateway Village LLC**, to Kashief S. Moody & Caira S. Temple, 3605 Commodore Joshua Barney, Washington DC 20018-4444; sale on 02/05/15 of Lot 1123, Fort Lincoln, Villages at Dakota Crossing, 1,248.00 sq. ft., vacant, TH, zoned R-5-D, at 3605 Commodore Joshua Barney Dr., NE, Washington, DC 20018, Ward 5, new TH, details n/a; 2015 assessment: \$144,440 (land), Lot 1123, Square 4327; \$309,080 (Instrument# 2015010738).

**2142 O Street LLC**, to Peter Speare Canellos, 2142 O St., NW, Unit 800, Washington DC 20037; sale on 02/06/15 of Condo Unit(s) 800, Central, 2142 O Street Lofts Condominium, 4,033.00 sq. ft., improved, resid. condo, zoned R-5-B, at 2142 O St., NW, Unit 800, Washington, DC 20037, Ward 2, 2-bedroom, 1 half bath, 2 full bath, 1,250 sq. ft. condo; 2015 assessment: n/a, Lot 2156, Square 0069; \$1,055,000 (Instrument# 2015011278).

**2nd Street Community Partners LLC**, to Gabriella N. Bilotta, 1831 2nd St., NE, Unit 207, Washington DC 20002-1595; sale on 02/06/15 of Condo Unit(s) 207, Eckington, The Metropolitan Overlook Condominiums,

294.00 sq. ft., improved, resid. condo, zoned R-4, at 1831 2nd St., NE, Unit 207, Washington, DC 20002, Ward 5, 1-bedroom, 1 full bath, 481 sq. ft. condo; 2015 assessment: \$49,760 (land); \$116,110 (improvement), Lot 2026, Square 3568; \$171,000 (Instrument# 2015011157).

**Congressional 1623 D Street LLC**, to Trista B. Neinast & Charles T. Griffith, 1623 D St., SE, Unit 2, Washington DC 20003; sale on 02/06/15 of Condo Unit(s) 2, Old City I, 1623 D Street Condominium, 1,440.00 sq. ft., improved, resid. condo, zoned R-4, at 1623 D St., SE, Unit 2, Washington, DC 20003, Ward 6, 2-bedroom, 2 full bath, 2-level condo; 2015 assessment: \$324,430 (land); \$101,630 (improvement), Lot 2066, Square 1090; \$590,000 (Instrument# 2015011074).

**Congressional 1623 D Street LLC**, to Giuliano Scarcelli, 1623 D St., SE, Unit 1, Washington DC 20003; sale on 02/06/15 of Condo Unit(s) 1 & Parking Space No. 1, Old City I, 1623 D Street Condominium, 1,440.00 sq. ft., improved, resid. condo, zoned R-4, at 1623 D St., SE, Unit 1, Washington, DC 20003, Ward 6, 2-bedroom, 1 half bath, 2 full bath, 1,120 sq. ft. condo; 2015 assessment: \$324,430 (land); \$101,630 (improvement), Lot 2065, Square 1090; \$617,500 (Instrument# 2015011078).

**Congressional 1843 A Street LLC**, to Marc W. Numedahl & Michelle C. Dominguez, 1843 A St., SE, Unit 1, Washington DC 20003; sale on 02/06/15 of Condo Unit(s) 1 & Parking Unit No. 1, Old City I, 1843 A Street Condominium, 1,846.00 sq. ft., improved, resid. condo, zoned R-4, at 1843 A St., SE, Unit 1, Washington, DC 20003, Ward 6, 3-bedroom, 1 half bath, 2 full bath, 1,500 sq. ft. condo; 2015 assessment: \$304,810 (land); \$140,590 (improvement), Lot 2037 & 2039, Square 1111; \$599,000 (Instrument# 2015011088).

**Congressional 1621 D Street LLC**, to Martin A. & Ana M. Paddock, 1621 D Street, SE, Unit 2, Washington DC 20003; sale on 02/09/15 of Condo Unit(s) 2, Old City I, The 1621 D Street Condominiums, 1,440.00 sq. ft., improved, resid. condo, zoned R-4, at 1621 D Street, SE, Unit 2, Washington, DC 20003, Ward 6, 2-bedroom, 2 full bath, 1,120 sq. ft. condo; 2015 assessment: \$324,430 (land); \$102,720 (improvement), Lot 2069, Square 1090; \$595,000 (Instrument# 2015012040).

**Georgia Hobart LLC**, to Omabuwa Binitie, 2920 Georgia Ave., NW, Unit 307, Washington DC 20001; sale on 02/09/15 of Condo Unit(s) 307 & Parking Unit P7, Columbia Heights, 2920 Georgia Avenue Condominium, 8,357.00 sq. ft., improved, resid. condo, zoned C-2-A, at 2920 Georgia Ave., NW, Unit 307, Washington, DC 20001, Ward 1, 2-bedroom, 2 full bath, 900 sq. ft. condo; 2015 assessment: n/a, Lot 2054 & 2068, Square 2888; \$519,900 (Instrument# 2015011930).



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**J River 901 D Street LLC**, to Mariah E. Martin, 901 D Street, NE, Unit 207, Washington DC 20002-6532; sale on 02/09/15 of Condo Unit(s) 207, Old City I, Edmonds School Condominium, 924.00 sq. ft., improved, resid. condo, zoned R-4, at 901 D St., NE, Unit 207, Washington, DC 20002, Ward 6, 2-bedroom, 1 half bath, 2 full bath, 1,795 sq. ft. condo built 2014; 2015 assessment: \$302,400 (land); \$705,600 (improvement), Lot 2019, Square 0938; \$1,049,000 (Instrument# 2015011934).

**2142 O Street LLC**, to Joanna, Janet & James Marino, 2142 O St., NW, Unit 200, Washington DC 20037-1034; sale on 02/10/15 of Condo Unit(s) 200, Central, 2142 O Street Lofts Condominium, 4,033.00 sq. ft., improved, resid. condo, zoned R-5-B, at 2142 O St., NW, Unit 200, Washington, DC 20037, Ward 2, 1-bedroom, 1 half bath, 1 full bath, 790 sq. ft. condo; 2015 assessment: n/a, Lot 2150, Square 0069; \$508,500 (Instrument# 2015012255).

**New Hampshire Ave Ventures LLC**, to Gay L Byron, 171 Concord Pl., NE, Washington DC 20011; sale on 02/11/15 of Lot 0945, Takoma, The Hampshires, 1,269.00 sq. ft., improved, TH, zoned R-5-A, at 171 Concord Pl., NE, Washington, DC, Ward 4, 3-bed, 3.5-bath, 2,011 sq. ft. TH built 2014; 2015 assessed value: \$262,730 (land); \$272,990 (improvement), Lot 0945, Square 3719; \$545,625 (Instrument# 2015012862).

**6001 32nd KNS LLC**, to Richard G Rose, Nina R Rose, 200A Monroe St., Ste. 205, Rockville MD 20850-4438; sale on 02/12/15 of Lot 0808, Chevy Chase, 5,017.00 sq. ft., improved, SFD, zoned R-1-B, at 6001 32nd St., NW, Washington, DC 20015, Ward 4, 5-bed, 5-bath, 4,400 sq. ft. new SFD; 2015 assessed value: \$431,210 (land); \$243,520 (improvement), Lot 0007 (2330); 0808 (2331), Square 2330, 2331; \$1,450,000 (Instrument# 2015013555).

**Tenacity 1801 16th Street LLC**, to David M Duchow, 1801 16th St., NW, Apt. 501, Washington DC 20009-3386; sale on 02/12/15 of Condo Unit(s) 501, Old City II, Somerset House Condominium, 276.00 sq. ft., improved, resid. condo, zoned R-5-D, at 1801 16th St., NW, Unit: 501, Washington, DC 20009, Ward 2, condo unit, details n/a; 2015 assessed value: \$72,430 (land); \$169,000 (improvement), Lot 2132, 0103, Square 0191; \$553,750 (Instrument# 2015013574).

**2142 O Street LLC**, to Christopher Shea Laursen, 2142 O St., NW, Washington DC 20037-1034; sale on 02/13/15 of Condo Unit(s) 100, Central, O Street Lofts Condominium, 4,033.00 sq. ft., improved, resid. condo, zoned R-5-B, at 2142 O St., NW, Unit 100, Washington, DC 20037, Ward 2, 2-bed, 2.5-bath, 1,060 sq. ft. condo unit built 2014; 2015 assessed value: \$1,209,900 (land); \$1,716,830 (improvement), Lot 0218, 2149, Square 0069; \$710,000 (Instrument# 2015013972).

**CCDC For Sale H, LLC**, to Scott H. Peters, Lynn Gorguze Peters, Lynn Gorguze, Scott H Peters, 925 H St., NW, Apt. 604; sale on 02/13/15 of Condo Unit(s) 604, Central, H Street Condominium, 212.00 sq. ft., improved, resid. condo, zoned C-3-C, at 925 H St., NW, Unit 604, Washington, DC 20005, Ward 2, 2-bed, 2.5-bath, 1,408 sq. ft. condo built 2013; 2015 assessed value: \$434,400 (land); \$1,013,600 (improvement), Lot 2049, 0047, Square 0374; \$2,027,000 (Instrument# 2015013765).

**16 17th Street LLC**, to Paola Eliana Reyes, 16 17th St., NE, Washington DC 20002-6612; sale on 02/19/15 of Condo Unit(s) 321, Old City I, No. 16 Condominium, 424.00 sq. ft., improved, resid. condo, zoned R-4, at 16 17th St., NE, Unit: 321, Washington, DC 20002, Ward 6, condo unit, details n/a; 2015 assessed value: \$96,900 (land); \$226,100 (improvement), Lot 0063, 2020, Square 1084; \$359,900 (Instrument# 2015014798).

**410 15th Street LLC**, to Jillian Uvena, Daniel R Cullinane, 410 15th St., NE, Apt. 24, Washington DC 20002-5517; sale on 02/19/15 of Condo Unit(s) 24, Old City I, The 410 Condominium, 321.00 sq. ft., improved, resid. condo, zoned R-4, at 410 15th St., NE, Unit: 24, Washington, DC 20002, Ward 6, 2-bed, 2-bat, 515 sq. ft. condo unit in building built 1927; 2015 assessed value: \$86,030 (land); \$200,750 (improvement), Lot 0116, 2016, Square 1053; \$349,000 (Instrument# 2015014795).

**410 15th Street LLC**, to James D Uvena, 410 15th St., NE, Apt. 24, Washington DC 20002-5517; sale on 02/19/15 of Condo Unit(s) 16, Old City I, The 410 Condominium, 228.00 sq. ft., improved, resid. condo, zoned R-4, at 410 15th St., NE, Unit: 16, Washington, DC 20002, Ward 6, 1-bed, 1-bath, 438 sq. ft. condo unit in building built 1927; 2015 assessed value: \$67,520 (land); \$157,550 (improvement), Lot 0116, 2011, Square 1053; \$229,000 (Instrument# 2015014791).

**450 M.L.L.C.**, to Jesse G Mwaura, 1506 19th St., NW, #1, Washington DC 20036-1114; sale on 02/19/15 of Condo Unit(s) 4, Old City II, 1,800.00 sq. ft., improved, rowhouse, zoned R-5-B, at 450 M St., NW, Unit 4, Washington, DC 20001, Ward 6, 2-bed, 2-bath, 1,080 sq. ft. condo in attached rowhome built 1894; 2015 assessed value: \$378,940 (land); \$497,980 (improvement), Lot 0090, 2255, Square 0514; \$640,000 (Instrument# 2015014821).

**Roberts Engineering and Construction Co. Inc.**, to Timothy Scott Hart, 3122 Woodrow Way, NE, Brookhaven GA 30319-2420; sale on 02/19/15 of Lot 0078, American University Park, 4,000.00 sq. ft., improved, SFD, zoned R-1-B, at 4927 47th St., NW, Washington, DC 20016, Ward 3, 5-bed, 5-bath, 4,200 sq. ft. new home built 2014; 2015 assessed value: \$430,320 (land); \$1,267,930

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(improvement), Lot 0078, Square 1544; \$1,599,000 (Instrument# 2015015038).

**26 Q Street LLC**, to Jessica Torres, Scott Yurcheshen, 26 Q St., NE, #2, Washington DC 20002-2106; sale on 02/20/15 of Condo Unit(s) 2, Eckington, 26 Q Street Condominium, 788.00 sq. ft., improved, resid. condo, zoned R-4, at 26 Q St., NE, #2, Washington, DC 20002, Ward 5, 3-bed, 3-bath, TH-style condo unit; 2015 assessed value: \$193,510 (land); \$451,540 (improvement), Lot 2014, 0118, Square 3520; \$689,000 (Instrument# 2015015328).

**Fort Lincoln-Gateway Village LLC**, to Marcela G Trask, Michael J Trask, 3558 Fort Lincoln Dr., NE, Washington DC 20018-4312; sale on 02/20/15 of Lot 0994, Fort Lincoln, Villages at Dakota Crossing, 1,600.00 sq. ft., improved, TH, zoned R-5-D, at 3558 Fort Lincoln Dr., NE, Washington, DC 20018, Ward 5, new TH, details n/a; 2015 assessed value: \$182,500 (land); \$298,870 (improvement), Lot 0145 (P0173); 0994 (4327), Square P0173, 4327; \$486,687 (Instrument# 2015015428).

**Fort Lincoln-Gateway Village LLC**, to Rahkel Bouchet, 2450 Baldwin Crescent, NE, Washington DC 20018-3848; sale on 02/20/15 of Lot 1022, Fort Lincoln, The Villages at Dakota Crossing, 2,520.00 sq. ft., improved, TH, zoned R-5-D, at 2450 Baldwin Crescent, NE, Washington, DC 20018, Ward 5, 3-bed 2-full, 2-half, built 2014; 2015 assessed value: \$195,750 (land); \$379,510 (improvement), Lot 1022 (4327); 0145 (P0173), Square 4327, P0173; \$569,990 (Instrument# 2015015440).

**KT Holdings LLC, KT Holding LLC**, to Isaac B Rosenberg, 151 V St., NW, Apt. 3, Washington DC 20001-1655; sale on 02/20/15 of Condo Unit(s) 3, Ledroit Park, The Veranda Condominium, 1,163.00 sq. ft., improved, resid. condo, zoned R-4, at 151-155 V St., NW, # 3, Washington, DC 20001, Ward 5, condo unit, details n/a; 2015 assessed value: \$189,510 (land); \$442,190 (improvement), Lot 2007, 0057, 0047, 0048, 2015, Square 3120; \$590,000 (Instrument# 2015015134).

**Congressional 1107 Kenyon Street LLC**, to Serena D. Lei & Derek W. Moore, 1107 Kenyon Street, NW, Unit 2, Washington DC 20010; sale on 02/24/15 of Condo Unit(s) 2, Columbia Heights, 1107 Kenyon Street Condominium, 2,438.00 sq. ft., improved, resid. condo, zoned R-4, at 1107 Kenyon St., NW, Unit 2, Washington, DC 20010, Ward 1, 2-bedroom, 1 half bath, 2 full bath, 2-level condo; 2015 assessment: \$310,020 (land); \$209,810 (improvement), Lot 2019, Square 2877; \$825,000 (Instrument# 2015016349).

**EDCO LLC**, to Susanna Vreeland Blume, 732 15th St., SE, Unit 4, Washington DC 20003-3019; sale on 02/24/15 of Condo Unit(s) 4, Old City I, The Laundry Lofts Condominium, 407.00 sq. ft., improved, resid. condo, zoned C-2-A, at 732 15th St., SE, Unit 4, Washington, DC

20003, Ward 6, 1-bedroom, 1 full bath, 714 sq. ft. condo built 2014; 2015 assessment: \$110,700 (land); \$258,300 (improvement), Lot 2004, Square 1077; \$449,900 (Instrument# 2015016311).

**3579 13th Street LLC**, to Heejin Lee & Shane R. Clancy, 3579 13th St., NW, Unit 4, Washington DC 20010-2001; sale on 02/25/15 of Condo Unit(s) 4, Columbia Heights, 3579 13th Street Condominium, 798.00 sq. ft., improved, resid. condo, zoned R-4, at 3579 13th St., NW, Unit 4, Washington, DC 20010, Ward 1, 2-bedroom, 2 full bath, 1,271 sq. ft. condo; 2015 assessment: \$170,970 (land); \$398,940 (improvement), Lot 2045, Square 2833; \$621,000 (Instrument# 2015016632).

**Congressional 1107 Kenyon Street LLC**, to Ryan Mattis & Dimitrios Daskalos, 1107 Kenyon Street, NW, Unit 1, Washington DC 20010; sale on 02/25/15 of Condo Unit(s) 1, Columbia Heights, 1107 Kenyon Street Condominium, 2,438.00 sq. ft., improved, resid. condo, zoned R-4, at 1107 Kenyon Street, NW, Unit 1, Washington, DC 20010, Ward 1, 2-bedroom, 1 half bath, 2 full bath condo; 2015 assessment: \$310,020 (land); \$209,810 (improvement), Lot 2018 & 2020, Square 2844; \$725,000 (Instrument# 2015016579).

**The Phoenix 1443 LLC**, to Isaac Boltansky, 1443 Chapin St., NW, Unit 403, Washington DC 20009-4124; sale on 02/25/15 of Condo Unit(s) 403, Columbia Heights, The Victoria Condominium, 493.00 sq. ft., improved, resid. condo, zoned R-5-B, at 1443 Chapin St., NW, Unit 403, Washington, DC 20009, Ward 1, 2-bedroom, 1 full bath, 987 sq. ft. condo built 2014; 2015 assessment: \$197,620 (land); \$461,120 (improvement), Lot 2287, Square 2662; \$732,400 (Instrument# 2015016697).

**450 M.L.L.C.**, to Christopher M. Thomas, 450 M St., NW, Unit 1, Washington DC 20001; sale on 02/27/15 of Condo Unit(s) 1, Old City II, 450 M St. Condominium, 1,800.00 sq. ft., improved, resid. condo, zoned R-5-B, at 450 M St., NW, Unit 1, Washington, DC 20001, Ward 6, 1-bedroom, 2 full bath, 1,080 sq. ft. condo; 2015 assessment: n/a, Lot 2252, Square 0514; \$499,000 (Instrument# 2015017921).

**CCDC For Sale I, LLC**, to Andrew Weissmann, 920 I St., NW, Unit 602, Washington DC 20001-4965; sale on 02/27/15 of Condo Unit(s) 602, Central, I Street Condominium, 172.00 sq. ft., improved, resid. condo, zoned C-3-C, at 920 I St., NW, Unit 602, Washington, DC 20001, Ward 2, 2-bedroom, 2 full bath, 1,425 sq. ft. condo; 2015 assessment: \$320,650 (land); \$953,350 (improvement), Lot 2138, Square 0374; \$1,358,000 (Instrument# 2015017548).

**NW Ventures Holdings LLC**, to Curtis Winans & Sarah Appleby, 710 Shepherd Rd., NW, Unit 2,

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Washington DC 20011-3092; sale on 02/27/15 of Condo Unit(s) 2, Petworth, The Shepherd Condominium, 471.00 sq. ft., improved, resid. condo, zoned R-4, at 710 Shepherd Rd., NW, Unit 2, Washington, DC 20011, Ward 4, 2-bedroom, 2 full bath, 820 sq. ft. condo; 2015 assessment: \$85,200 (land); \$198,800 (improvement), Lot 2031, Square 3154; \$299,000 (Instrument# 2015018128).

**Universal Community Development LLC**, to Bertan H. Unal, 1409 G Street, NE, Unit 25, Washington DC 20002; sale on 02/27/15 of Condo Unit(s) 25, Old City I, The Almansya Condominium, 6,400.00 sq. ft., improved, resid. condo, zoned R-4, at 1409 G St., NE, Unit 25, Washington, DC 20002, Ward 6, 2-bedroom, 1 half bath, 2 full bath, 1,100 sq. ft. condo; 2015 assessment: n/a, Lot 2031, Square 1051; \$459,000 (Instrument# 2015018040).

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