

**District of Columbia
Board of Zoning Adjustment
No. 18639**

Re: 229 12th Street SE, Washington, DC 20003
(Hearing Scheduled for October 22, 2013)

Memorandum of Understanding

New Vision Properties LLC, by and through its President Justin C. Sprinzen (hereinafter, the "Applicant"), and John L. Smeltzer and Catherine A. Flanagan, owners of 227 12th Street, SE (hereinafter, the "Neighbors"), enter this memorandum of understanding in connection with the Applicant's request for a special exception for a rear addition at 229 12th Street, SE (the "Addition")

1. The Neighbors agree to withdraw their statement of opposition and request for party status in opposition filed with the Board of Zoning Adjustment ("BZA") on September 30, 2013, in exchange for the Applicant's commitment to construct the Addition in accordance with the Applicant's revised plans (filed October 8, 2013) and the terms of the following paragraphs 2 through 5.

2. The roof on the Addition will not include any overhang except as required to provide a standard gutter for roof drainage. The Applicant will take reasonable steps to limit roof drainage needed for the Addition (e.g., by

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EXHIBIT NO. 30

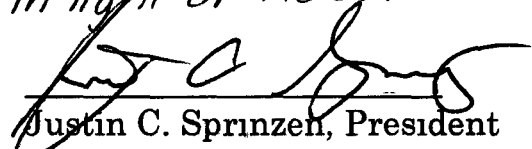
separately collecting drainage from the existing roof) and will provide the smallest profile gutter reasonably required to provide roof drainage for the Addition.

3 The Applicant will provide reasonable time prior to construction to consult and will consult with the Neighbors on overall drainage plans for the proposed improvements at 229 12th Street SE, including plans for roof drainage, to ensure that stormwater drainage into or from the Applicant's side court does not pose a risk to the Neighbor's property, in light of the lower elevation of the Neighbors' adjacent side court outside the Neighbors' basement door.

4. The Addition will include no windows not shown on the revised proposed north elevation submitted to the BZA on October 8, 2013 (A0011) (Oct. 7, 2013), notwithstanding the contrary indications on the proposed first- and second-floor floor plans (A0007 & A0008) (Oct. 3, 2013). With respect to the windows shown on the revised proposed north elevation (A0011) (Oct. 7, 2013), the Applicant may modify size and design. However, as soon as practicable, the Applicant will provide the Neighbors with measurements indicating final proposed window size and location, to enable both parties to assess sight lines and potential privacy impacts of the Applicant's proposed windows in relation to the Neighbors' windows. Following consultation, the

Applicant will take reasonable steps to modify the window plan to eliminate any window-to-window sight lines that raise significant privacy concerns.

5. By mutual agreement, the parties may alter any of the terms of paragraphs 2 through 4 *The parties agree to work diligently to promptly complete all consultation required by this agreement; in light of the schedule for permit submission and review.*


Justin C. Sprinzen, President
New Vision Properties LLC
Owner/Applicant
229 12th Street, SE
Washington, DC 20003

10/22/13
Date


John L. Smeltzer
Co-Owner
227 12th Street, SE
Washington, DC 20003

10/22/13
Date


Catherine A. Flanagan
Co-Owner
227 12th Street, SE
Washington, DC 20003

10/22/13
Date