

June 30, 2018

TO: ANC 4D – Delivered by email

Board of Zoning Adjustment
441 4TH St. NW, Suite 200/210-S
Washington, DC 20001

RE: BZA Application No. 19781 by ROK Development LLC

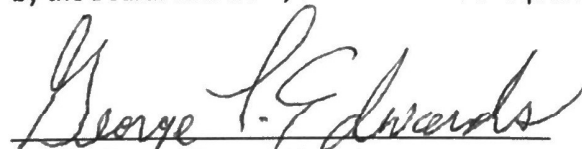
To whom it may concern:


The undersigned homeowners of the 500 block of Jefferson St. NW are writing to express our strong opposition to BZA Application No. 19781 submitted by ROK Development LLC (“the applicant”) to convert an existing principal dwelling unit into a three-unit condominium. The homeowners believe the applicant has not satisfied the appropriate special exception review standards under subtitle X 901 and does not satisfy special exception requirements of Subtitle U 320. Therefore, the undersigned neighbors and homeowners request that ANC 4D oppose the application and that the Board of Zoning Adjustment (“Board”) deny the applicant’s request.

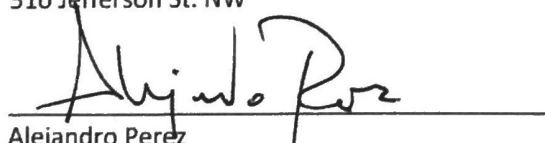
Regarding Subtitle X 901, the homeowners disagree with the applicant’s statement that the proposed alteration “will not adversely affect the row dwellings to the east of the property.” The homeowners are concerned that the proposed apartment units will triple the dwellings at 524 Jefferson St. NW (“the Property”) and will not only automatically increase the density of a block that currently houses four condominium buildings, but also open the door for future three-unit “house-to-condominium” conversions on the block. This increased density, if left unchecked, will likely bring more transient residents (renters), additional parking challenges, and negatively impact the homeowners’ property values. Other than asserting the alteration will not have a negative impact, the applicant has offered no evidence to support its claims.


Regarding Subtitle U 320, the homeowners believe that the applicant’s proposed design to add an additional floor and a usable balcony to the front porch are not in keeping with the current architectural style, and specifically not in keeping with the row houses to the east of the Property. While it is true that the Property abuts a four level building to the west, it is also a fact that there are no other homes on the south side of the block with three floors and none on the whole block with a usable balcony on the second floor. Homeowners of the row houses to the east of the Property believe that the proposed transformation and redesign, would therefore intrude upon the existing character, scale and pattern of their houses and negatively impact their homes’ market value.

The homeowners welcome the applicant’s interest to improve 524 Jefferson St. NW and appreciate its interest to engage with some of them through this process. However, the homeowners believe the alteration would negatively impact them and that the application does not meet the requirements for special exception approval by the Board. Therefore, the homeowners request that the application be denied.


Antoinette and George Edwards
510 Jefferson St. NW


Aryan and Christopher Bocquet
512 Jefferson St. NW


Alejandro Perez
514 Jefferson St. NW


Cherryle Hooks
516 Jefferson St. NW

Board of Zoning Adjustment
District of Columbia
CASE NO. 19781
EXHIBIT NO. 45