



BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	19781	Case Name:	ROK Development LLC
Address or Square/Lot(s) of Property:	524 Jefferson ST NW 2011; Space 3209 Lot No. 0102		
Relief Requested:			

ANC MEETING INFORMATION

Date of ANC Public Meeting:	07/17/2018	Was proper notice given?:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Description of how notice was given:	Posted signs throughout the neighborhood, posted 4D website, listserve (Petworth Brightwood); email distribution by 4D			
Number of members that constitutes a quorum:	4	Number of members present at the meeting:	5	

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):

Please see attached statement

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):

Withdraw opposition provided revised plan is executed in redevelopment and ROK Development LLC keeps conditions of its agreement with ANC 4D (attached)

AUTHORIZATION

ANC	4D	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	5-2- 2 vote Yes; 3 abstain	
Name of the person authorized by the ANC to present the report:	Nancy Roth			
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Lisa Colbert, Chair			
Signature of Chairperson/ Vice-Chairperson:			Date:	7-20-18

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO 11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.

Board of Zoning Adjustment
District of Columbia
CASE NO. 19781
EXHIBIT NO. 63



Advisory Neighborhood Commission 4D

P.O. Box 60834
Washington, D.C. 20039

July 23, 2018

2018 Commission

Lisa Colbert, Chair, SMD 4D03

Nancy E. Roth, Vice-Chair, SMD 4D01

Jamie Barden, Treasurer, SMD 4D04

Amy Hemingway, Secretary, SMD 4D06

Renee Bowser, SMD 4D02

Krystal Branton, SMD 4D05

To: Board of Zoning Adjustment

From: Lisa Colbert

Commissioner, ANC 4D03

Chair, ANC 4D

Re: Modification of ANC 4D recommendation on BZA Case #19781, special exception requested by ROK Development LLC at 524 Jefferson Street, NW

At a duly noticed monthly public meeting held on July 17, 2018, with a quorum of five commissioners present, ANC 4D examined a revised plan from ROL Development LLC for the development of 524 Jefferson Street, NW and heard comments from the meeting attendees, including residents of the neighboring condominium building at 608 Jefferson Street, NW.

The revised plan was presented in response to the recommendation of the Board of Zoning Adjustment at a hearing on July 11, 2018, that ROK Development LLC create a revision of the plan to address the concerns of the residents about the original plan, which would entail a large buildout on the rear of the existing single-family home to convert it to a three-unit condominium building. The developer has sought relief pursuant to Subtitle U §320.2:

Conversion of an existing residential building existing prior to May 12, 1958, to an apartment house to an apartment house shall be permitted as a special exception in an RF- 1, RF-2, or RF-3 zone if approved by the Board of Zoning Adjustment under Subtitle X, Chapter 9 [with several listed criteria]...

ANC 4D had previously voted unanimously to recommend against the grant of the zoning exception, based on the following provisions of Subtitle U §320.2:

320.2(i): Any addition shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

- (1) The light and air available to neighboring properties shall not be unduly affected;**
- (2) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised.**

ANC 4D REVISED RECOMMENDATIONS

After due consideration of the revised plan presented at the meeting, which largely abated the commissioners' concerns regarding the blockage of light and air circulation from the windows of the next-door neighbors, and which incorporated the ANC recommendation to remove the balcony from the front façade, Chair Lisa Colbert called for a resolution to withdraw the commission's opposition to the Special Exception. The vote was: 2 in favor; 0 opposed; and 3 abstentions. The resolution was passed.

As to the disposition of the application, ANC 4D recommends that the Board of Zoning Adjustment grant the special exception requested by ROK Development LLC for an extension of an additional 8 feet beyond the by-right extension of 10 feet on the rear of 524 Jefferson Street, NW, provided:

- the modified plan is executed, which indents the 8-foot extension granted by the special exception, creating a permanent courtyard, thus setting the extension a total of 16 feet from the affected windows of the residents of 608 Jefferson Street; and
- ROK Development LLC abides by the conditions of the agreement it signed with ANC 4D, which is attached as Exhibit A.

Commissioner Nancy Roth (4D01) is authorized by the ANC to present this report at the July 25, 2018 BZA hearing.

Lisa Colbert
Commissioner, ANC 4D03
Chair, ANC 4D

BOARD OF ZONING ADJUSTMENT
SPECIAL EXCEPTION APPLICATION

APPLICANT'S AGREEMENT WITH ANC4D

ROK Development LLC
524 Jefferson Street, N.W.; Square 3209 Lot 102

I. INTRODUCTION AND NATURE OF RELIEF SOUGHT:

ROK DEVELOPMENT LLC (the "Applicant") is the owner of the property located at 524 Jefferson Street, N.W.; Square 3209 Lot 102 (the "Property"), which is zoned RF-1.

The improvements on the Property currently consist of a two-story plus cellar, single-family row dwelling. The Applicant proposes to convert the Property to three (3) residential flats and construct an addition to the existing building. The Applicant requests the Board of Zoning Adjustment to grant special exception for the proposed project presented pursuant to Subtitle U § 320.2.

II. REVISION OF DESIGN AND AGREEMENT SUBSEQUENT TO ANC4D PUBLIC HEARING ON JULY 17 2018:

At the ANC4D public hearing on July 17 2018 the project was discussed in detail by the commissioners and testimony from applicant and neighbors were heard along with revised design documents submitted to the BZA.

At the conclusion of the meeting the ANC4D voted and approved a motion to approve support for the revised project as submitted to the BZA on July 17 2018 with the following conditions;

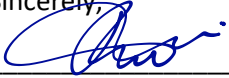
1. Applicant agrees to revise the plans to move the spiral staircase that accesses the rear deck of the proposed rear extension by seven feet and nine inches (7'-9") away from the property line dividing 608 Jefferson Street and 524 Jefferson Street.
2. Applicant agrees to provide an amount of five thousand dollars only (\$5,000) towards decorative enhancements to the party line wall, on 524 Jefferson Street facing the 608 Jefferson Street property, to be used for agreed painting design, mural or similar visual enhancements on the ten feet wide (10') rear extension by building height area that is along the said property line. This total dimension of the area in question is estimated to be approximately ten feet (10') wide by thirty-three feet (33') high.
3. The ANC4D single member commissioner for 4D03 shall be informed of the implementation of the agreement upon completion with details of the work referenced above.



III. CONCLUSION

Applicant agrees to abide by this written agreement should Board of Zoning Adjustment grant the requested special exception reliefs.

Sincerely,



Babajide Alade
ROK Development LLC
18th July 2018