

Date: 06/11/2019
To: Commissioner Barbara Clark (on behalf of ANC 8A)
From: DZ architecture, LLC (on behalf of property owner CitiTrends, LLC)

Neighborly Agreement Terms:

We write this agreement on behalf of the owner, CitiTrends, LLC, in response to the proposed form of relief being sought for the subdivision of his two properties at lots 827 & 833 within square 5612. In order to combine the lots, 1.5' of relief is being sought from the required 30' of alley lot frontage requirements for this zoned area.

The ANC 8A board has voted in support of this relief based on the BZA application Case #19999 that has been put forth by the agent, DZ architecture, on behalf of the owner CitiTrends, LLC.

The client has presented the design and goals for the future development across both lots to the ANC and has agreed to the following items with this design:

- Item #1:** The proposal involves the new construction of a multi-family residential building that will straddle both properties and have a total proposed square footage of 8,570sf. (subject to minor variation following construction.)
- Item #2:** The proposed building will be providing 2,179.50sf. in Inclusionary Zoning (IZ) square footages for units. This will equate to two (2) units of the total thirteen (13) units within the building.
- Item #3:** All other units, outside of the units mentioned in item #2, will be leased at market rate standards.
- Item #4:** The proposed building will provide a total of three (3) parking spaces.
- Item #5:** The proposed building is in conformity with the overlaying design guidelines and setbacks dictated by the Office of Planning in their official report, administered after review of this application.
- Item #6:** The owner agrees to provide an annual donation of \$1,000.00 to Anacostia High School of this area over the next 5 years in contribution to the growth and support of the local neighborhood.
- Item #7:** The owner will make sure that should any damage or alterations arise with the adjacent properties due to the proposed construction, that they will be properly investigated and repaired.

The owner and DZ architecture want to extend there thanks to ANC 8A for their collaboration and participation in the review and approval of our proposed application. We look forward to working with the community and using this development as an opportunity to strengthen and improve this area of the community.

The signature below represents the owner's agreement to the following items listed above.



(Owner) CitiTrends, LLC, Managing Member