

NEIGHBOR AGREEMENT

Re: 1332 Corbin Place NE — BZA Case No. 21386

Parties

This agreement is entered into between:

Developer: AMW Associates LLC, represented by Walter Meriles (the “Developer”); and

Adjoining Property Owners: Ian Gardiner (1328 Corbin Place NE), Vince Covert (1336 Corbin Place NE), and Melanie Anderton (1338 Corbin Place NE) (collectively, the “Adjoining Property Owners”).

Background

The Developer has proposed a renovation and addition at 1332 Corbin Place NE, Washington, D.C. (the “Property”), and is seeking relief from the D.C. Board of Zoning Adjustment (BZA Case No. 21386) related to lot occupancy and rear yard dimensions, with a hearing scheduled for June 10, 2026.

Following the ANC 6A session and a series of good-faith discussions between the Developer and the Adjoining Property Owners between March and May 2026, the parties have reached agreement on the design and construction commitments set forth below. This agreement memorializes those commitments and confirms the Adjoining Property Owners’ support of the project as designed in accordance with these terms.

The Developer anticipates, but does not commit to, a construction timeline of approximately six (6) to eight (8) months from start to completion, subject to external factors including utility coordination and permitting.

Developer Commitments

The Developer agrees to the following design and construction commitments for the Property:

1. **Third-Floor Setback.** The third-floor addition shall be set back no less than twelve (12) feet from the existing front building wall.
2. **Rear Extension — Main, Second, and Third Floors.** The rear extension shall not exceed eight (8) feet beyond the existing rear wall of the home at the main, second, and third floor levels. This dimension is exclusive of the four (4) foot rear deck at the first floor level.
3. **Rear Extension — Basement.** The basement-level rear extension shall not exceed four (4) feet beyond the existing rear wall of the home.
4. **Rear Porches and Decks.** No porches, decks, or balconies shall be added to the second or third floor rear (alley-facing) elevations. A ground-level rear deck at the first floor, not to exceed four (4) feet beyond the rear extension, is permitted.
5. **Front Façade — Third Floor.** The front-facing portion of the third-floor addition shall be clad in brick veneer, with fully finished sides. No exposed CMU shall be visible from the public right-of-way or from neighboring properties.
6. **Trim Detailing.** The Developer shall incorporate trim molding at the top of the third-floor section consistent with the design options previously shared with the Adjoining Property

Owners (see correspondence dated April 13, 2026), in order to echo the historic character of surrounding homes on Corbin Place.

7. **Cornice Line.** The cornice line and detailing at the top of the third-floor addition shall be designed to be consistent with the historic cornice character of the Corbin Place NE block.
8. **Rooftop Equipment.** Any mechanical equipment, HVAC condensers, vents, antennas, or similar rooftop installations on or above the third-floor addition shall not be visible from the public right-of-way on Corbin Place NE.
9. **Use of Property.** AMW Associates shall not operate, list, or permit the Property to be operated or listed as a short-term rental or vacation rental during AMW Associates' period of ownership.
10. **Asbestos Abatement.** The Developer shall conduct appropriate testing to identify any asbestos-containing materials and shall engage a licensed abatement contractor to remove and dispose of any such materials in accordance with all applicable District of Columbia regulations and industry best practices.

Construction Conduct

11. **Point of Contact.** AMW Associates shall designate a single point of contact for construction-related concerns from the Adjoining Property Owners and shall respond to communications within two (2) business days. AMW Associates' designated point of contact is:

Alex — AMW Associates LLC
amwassociatesllc@gmail.com

12. **Adjoining Property Owners' Point of Contact.** The Adjoining Property Owners shall designate a single point of contact to receive notices and communications from AMW Associates. The designated point of contact is:

Ian Gardiner
gardinian@gmail.com

13. **Advance Notice.** AMW Associates shall provide at least twenty-four (24) hours' advance notice of activities likely to significantly affect adjacent properties, including demolition, concrete pouring, dumpster placement, street or alley closures, and utility work. For activities scheduled or confirmed less than 24 hours in advance due to circumstances beyond AMW Associates' control, AMW Associates shall provide notice as promptly as reasonably practicable.

Adjoining Property Owners' Support

In consideration of the commitments set forth above, the Adjoining Property Owners agree to support the Developer's application before the D.C. Board of Zoning Adjustment in BZA Case No. 21386, including the relief sought for lot occupancy and rear yard dimensions, and shall communicate that support to ANC 6A and the BZA in advance of the June 10, 2026 hearing.

General Terms

1. **Incorporation by Reference.** The design commitments in this Agreement are based on the architectural plans and supporting materials submitted to the BZA in Case No. 21386. In the event of any conflict between this Agreement and those materials, this Agreement shall control.
2. **Binding Effect.** This Agreement is entered into solely between AMW Associates LLC and the Adjoining Property Owners as named parties, in connection with BZA Case No. 21386. The commitments set forth herein are binding on AMW Associates through completion of construction. In the event that AMW Associates transfers the Property prior to completion of construction, AMW Associates shall ensure that the design commitments set forth herein are honored through the completion of the project. Upon completion of construction, AMW Associates' obligations under this Agreement shall terminate, and no subsequent owner of the Property shall be bound by this Agreement.
3. **Severability.** Notwithstanding any provision of this Agreement to the contrary, the parties acknowledge and agree that nothing herein is intended to, nor shall be construed to, impose any restriction, condition, or obligation on the Property that would violate the uniformity requirements of the District of Columbia Zoning Regulations or otherwise conflict with applicable law. In the event that any provision of this Agreement is determined by the Board of Zoning Adjustment, the Department of Buildings, or any other governmental authority to be unenforceable, invalid, or inconsistent with the uniform application of zoning regulations within the applicable zoning district, such provision shall be deemed modified or, if necessary, severed, to the minimum extent required to achieve compliance, without affecting the validity or enforceability of the remaining provisions.
4. **Entire Agreement.** This document, together with the correspondence and design materials referenced herein, constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes any prior oral or written understandings.
5. **Counterparts.** This Agreement may be executed in counterparts, including by electronic signature, each of which shall be deemed an original and all of which together shall constitute one and the same Agreement.

Signatures

The parties, intending to be legally bound, have executed this Agreement as of the dates set forth below.



Walter Meriles

AMW Associates LLC — Developer

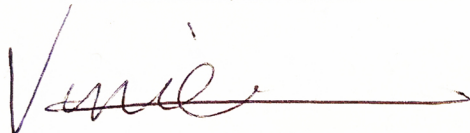
Date: 05/30/2026



Ian Gardiner

Adjoining Property Owner, 1328 Corbin Place NE

Date: 5/31/26



Vince Covert

Adjoining Property Owner, 1336 Corbin Place NE

Date: 5/31/26



Melanie Anderton

Adjoining Property Owner, 1338 Corbin Place NE

Date: May 31, 2024