

BOARD OF ZONING ADJUSTMENT
SPECIAL EXCEPTION APPLICATION

APPLICANT'S STATEMENT

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

I. INTRODUCTION :

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, single-family row dwelling. The Applicant proposes to convert it to three (3) residential family units 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. OUTREACH EFFORTS:

A. ANC4D – Applicant reached out to the ANC4D Chairperson, Ms. Lisa Colbert, who is also the SMD commissioner for ANC4D03 where the Property is located. Applicant met with Ms. Lisa Colbert on 14th April at the Property and apprised her about the proposed redevelopment of the Property. Applicant was advised to contact neighbors. The applicant also attended the Tuesday 18th April 2018 ANC4D meeting at Latin Charter School. At this meeting the Applicant met with several other ANC commissioners and discussed the proposed project.

B. Neighbors –

- a. The Applicant met several times with Ms. Patricia Young owner of 522 Jefferson St NW, which is adjacent to the property on the east. Ms. Young has written a letter of support and no objection which shall be tendered as part of this application.
- b. The Applicant, on 18th April met with the President of the Home Owners Association of The Jake Condo Building, Mr. Walter Jones at 608 Jefferson St NW, which is adjacent to the Property to the west. A letter was emailed to the President, Mr. Walter Jones, addressing the Jake Condo Association Board introducing the proposed project on the Property. The Applicant met a second time with Mr. Walter Jones on 28th April to discuss the Condo Association Board and management company comments related to pests and vector control concerns.
- c. The Applicant, on 25th April met with Ms. Joan Green the owner of 612 Jefferson St NW to discuss the project and review the proposed project drawings. Ms. Green expressed support for the project.

- d. The Applicant, on 25th April met with Mr. Emad Badwe owner of 614 Jefferson St NW to discuss the project and review the proposed project drawings. Mr Badwe expressed support for the project.
 - e. The Applicant, on 28th April met with Mr. Blanchard owner of 517 Jefferson St NW to discuss the project and review the proposed project drawings. Mr. Blanchard expressed support for the project.
 - f. The Applicant, on 28th April met with Mr. Chris Geier of 601 Jefferson St NW to discuss the project and review the proposed project drawings. Mr Geier expressed support for the project.
- C. Office of Planning – The Applicant met with Mr. Joel Lawson, associate director for development review, on April 26, 2018 at the OP offices to discuss the project prior to submission and got his input.

Sincerely,



Babajide Alade
ROK Development LLC
30th April 2018