

BOARD OF ZONING ADJUSTMENT
SPECIAL EXCEPTION APPLICATION

APPLICANT'S REVISION STATEMENT

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 SUBSEQUENT TO BZA PUBLIC HEARING ON JULY 11 2018:

At the BZA public hearing on July 11 2018 the project was discussed in detail and testimony from applicant, the ANC4D commissioner and two neighbors were heard along with all documents submitted on the record.

The Board concluded to continue the case to July 25 2018 for a decision with admonition to Applicant and ANC to consider a compromise solution. It was further stated that any BZA approval on the project shall be subject to a full order rather than a summary order if ANC does not support the project.

Applicant agreed to revise the plans to address the major outstanding issue which was regarding air and light specifically for kitchen windows of the four (4) rear condo units in 608 Jefferson building which fall just beyond the 10ft rear extension matter-of-right limit.

This statement explains the design changes, constraints and considerations made by the Applicant to resolve the main issue raised as objection to create a lower impact project to the neighbors to the west of the subject property.

A. FRONT BALCONY - The Applicant has elected to remove the front balcony above the front porch entirely from a revised design solution.

B. PROJECT LAYOUT DESIGN - The Applicant has elected to completely discard the old interior layout design entirely in response to the comments of the BZA, ANC and neighbors and start afresh with

completely new layout design for the 3 condo unit project. This shift in design has been undertaken with serious consideration as a major compromise by the Applicant after significant time, effort and expense that has gone towards preparation of the previous design.

The new proposed design layout consists of 3 condo units laid out as follows;

- Unit #1: Lower (cellar floor) level flat occupying the entire floor and accessible from a front area way and door to the rear yard
- Unit #2: Ground (entry floor) level flat occupying the entire floor and accessible from the front porch via a common entry vestibule and rear yard via rear deck and staircase
- Unit #3: Upper (first and second floor) level flat occupying 2 floors and accessible from the front via staircase from a common entry vestibule at entry porch level and from the rear yard via rear deck and stair case

The major change in building shape and massing is the introduction of a court that is 7'8" by 8' in dimension at the rear of the building starting from the 10' rear extension along the west property line shared with 608 Jefferson Street. This provides a combined court fully open to the sky with a dimension of 16'3" from the kitchen windows of 608 Jefferson Street.

The court shall provide significant relief to the occupants of 608 Jefferson Street that would have had their kitchen windows impacted by the 18' extension along the property line with 524 Jefferson.

"The Applicant believes that this important compromise in the design based on the concerns of the neighbors should provide more than adequate light and air to the neighboring properties."

As shown in the plans and shadow studies submitted along with this revision statement the shade, air and light factors have been significantly improved and in Applicant's opinion result in a building shape that does not unduly impact light and air to the neighboring property and do not provide any more visibility to the neighboring property than a matter-of-right project on the subject site.

While the living room windows of four of the 608 Jefferson Street condos would be impacted by the matter-of-right 10' rear extension, the shadow studies show that availability of light and air would be significantly improved with the proposed layout compared with the previously proposed full 18' rear extension.

The design still extends the building with an 18' x 12' rear addition on the east property line shared with 522 Jefferson Street. However, the introduction of the proposed court provides a 10' rear extension on the west property line shared with 608 Jefferson Street. Applicant has provided the owner of 522 Jefferson Street, who supported the previous project via a support letter on the record, with the report of the BZA meeting and the redesigned proposal for 524 Jefferson Street. The owner of 522 Jefferson is still in support of the project as revised.

The significant impediment faced in redesigning the building relates to the provision of adequately sized bedrooms which have direct windows to the rear as well as access to the rear of the building from upper levels. The design solution presented shows a portion of the rear addition with 18' from the current building line on the east property line while the west side provides the open court for adequate light and air along the west property line of 524 Jefferson Street.

The proposed project shall be significantly impacted with loss of value and interior layout inefficiencies without the additional 18' x 12' rear extension provided along the east property line with 522 Jefferson Street.

III. CONCLUSION

Applicant submits that this revision to the application meets the requirements for special exception approval by the Board of Zoning Adjustment for the reasons stated above. The Applicant respectfully requests that the Board of Zoning Adjustment grant the requested special exception reliefs.

Sincerely,

Babajide Alade
ROK Development LLC
17th July 2018