

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.

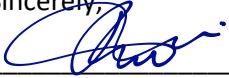
At the conclusion of the meeting the ANC4D voted and approved a motion to approve support for the revised project as submitted to the BZA on July 17 2018 with the following conditions;

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