

BFR CONSTRUCTION COMPANY, INC

**921 GLYNDON ST. SE
VIENNA, VIRGINIA 22180**

THIS Proffer Statement (the "Proffer") is dated this 20th day of October, 2022, by BRF Construction Company, INC, a Virginia Corporation (the "Applicant"), its successors and/or assigns.

1. The Applicant is the contract purchaser of the property located at: 127, 129, 131, and 133 Park St NE tax map numbers [0382-52-001,002,003,004,005,006,007,008,009,0010,0011, and 0012] (the "Property")
2. The Applicant has submitted a rezoning application to the Town of Vienna for its consideration. Included with this letter by reference is the staff reviewed Vienna Courts Rezoning Plan (the "Rezoning Plan") revision dated 6/28/2022. Project File Number: PF-01-22-CZ
3. Pursuant to Code of Virginia § 15.2-2303 and the Town of Vienna Code § 18-249.1, the Applicant hereby proffer that the development and use of the Property will be in general conformance to the Rezoning Plan with the following specific conditions.
 - a. Development on the Property will be limited to the construction of 14 two-family dwellings (total of 28 units).
 - b. Development of the Property will not include rooftop decks or terraces.
 - c. Drive aisle for the development of the Property shall access these buildings/units on the south eastern side of the project.
 - d. The Applicant, at its own expense, will install a 5' brick banded public sidewalk in the existing right of way. The sidewalk detail is subject to approval of the Town of Vienna's Department of Public Works.
 - e. The Applicant, at its own expense, will install street lights to match the fixtures prescribed for Church Street Corridor. The number, location and fixture selection is subject to approval of the Town of Vienna's Department of Public Works.
 - f. The Applicant, at its own expense, will underground power lines along the abutting Park Street NE right-of-way.
 - g. Notwithstanding the foregoing, upon submission of the final site plan, minor modification and adjustments may be made including, but not limited to, road alignments, entrances, parking, dimensions of the SWM/BMP facilities, the exact configuration and location of building footprints, and other similar features shown on the Rezoning Plan necessary to accommodate best engineering practices.

4. In the event this rezoning is not granted as applied for by the applicant, these proffers will be deemed withdrawn and no longer in effect.

Thank you for you consideration,



Steve Bukont- President of BFR Construction