

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Date: NOV 07 2011

To Whom It May Concern:

The D.C. Office of Zoning is providing this letter to inform all property owners within 200 feet of a development project of conditions associated with the approval of the project.

The following is offered for informational purposes only. **You are not required to respond or take any other action with respect to this letter. Further, the record in this case is closed and no additional documentation will be accepted.**

The D.C. Board of Zoning Adjustment recently approved the following project, which is within 200 feet of your property:

Application No. 18243 of Vanessa Manchester, pursuant to 11 DCMR §§ 3104.1 and 3103.2, for a special exception to construct a free standing garage addition serving an existing one-family row dwelling under § 223, not meeting the lot occupancy (§ 403) requirements, and a variance from the accessory structure height and story limitations under § 2500.4, in the R-4 District at premises 1231 F Street, N.E. (Square 1007, Lot 13).

This application was approved subject to the following condition:

1. The basement level space below the garage shall be used for storage purposes only.

Please note: The timeframe for development of an approved project varies depending on the scope and complexity of the project. Consequently, the condition enumerated above may not be pertinent or at issue until a future date.

If you are interested in learning more about this case, or have questions about the definition of terms enumerated above, you can obtain a copy of the written Order that contains the condition from the D.C. Office of Zoning website (www.dcoz.dc.gov). From the homepage, select the "Search" tool in the blue left sidebar, navigate to a search of "ZC and BZA Orders," and enter the case number provided above. Once you obtain the Order, if you have questions *specifically*

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pertaining to enforcement of the aforementioned condition, please contact the D.C. Office of Zoning Compliance Review Specialist at (202) 727-6311.

SINCERELY,

A handwritten signature in black ink, appearing to read "R. Nero", with a stylized flourish at the end.

RICHARD S. NERO, JR.
Acting Director