

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Date: JUN 01 2012

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. 18306, of 1919 14th Street, LLC, on behalf of 14th Street Properties, pursuant to 11 DCMR §§3103.2 and 3104.1, for a variance from the court requirements of § 776.3; a variance from the off-street parking requirements of § 2101.1; a variance from the compact space requirements of § 2115.2; a variance from the off-street loading requirements of § 2201.1; a special exception from the roof structure requirements pursuant to § 411.11; and a special exception from the roof structure height limitation of § 1902.1(a) to allow the construction of a new residential building with ground floor retail and service uses in the ARTS/C-3-A District at 1905 - 1917 14th Street, N.W. (Square 237, Lots 179, 194, and 195).

This application was approved subject to the following conditions:

1. The Applicant shall include language in all documents related to the lease or sale of the residential units that residents of the building are prohibited from applying for residential permit parking stickers from the District of Columbia, regardless of the building's ownership, and for the life of the building. Prior to the issuance of a Certificate of Occupancy for the building, the Applicant shall record a covenant, satisfactory to the Office of the Attorney General, binding any future owners of the building and any of its residential units to include this restriction in any future leases or sales agreements.
2. The Applicant shall have the flexibility to modify the design and internal layout of the building to address any comments from the Historic Preservation Office and the Historic Preservation Review Board during final review of the project so long as the modifications do not require any additional areas of zoning relief.

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CONDITIONS LETTER
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Please note: The timeframe for development of an approved project varies depending on the scope and complexity of the project. Consequently, the conditions 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 conditions 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 pertaining to enforcement of the aforementioned conditions*, 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", written in a cursive style.

RICHARD S. NERO, JR.
Deputy Director of Operations