

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Date: **MAR 13 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. 18309 of Jubilee Housing, Inc., pursuant to 11 DCMR § 3104.1, for a special exception to allow a child development center (70 infants and children and 25 staff) under § 205, and a special exception to allow a community service center serving 30 high school aged children under § 334.1, in the D/R-5-B District on the ground floor of premises 1474 Columbia Road, N.W. (Square 2669, Lot 825).

This application was approved subject to the following conditions:

1. Approval shall be for a period of seven (7) years commencing on the issuance of the first certificate of occupancy for the child development center or community service center uses at the property.
2. There shall be a maximum of 70 children and 25 staff at the JumpStart space at any one time during its core hours of 7:00 AM to 6:00 PM. There shall be a maximum of 30 children and 10 staff at the JumpStart space at any one time from 6:00 PM to 7:00 AM, provided that there shall be no use of the outdoor play area after dark.
3. There shall be a maximum of 30 students and four (4) staff at the Teen Renaissance Center space at any one time from 3:00 PM to 10:00 PM.
4. The Family Resource Center shall be used from 9:00 AM to 6:00 PM, and shall also be permitted to operate until 9:00 PM a maximum of three (3) times per week.

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. **18309**
EXHIBIT NO. **43**
Board of Zoning Adjustment
District of Columbia
CASE NO.18309
EXHIBIT NO.43

BZA APPLICATION NO. 18309
CONDITIONS LETTER
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5. The Applicant will implement the Traffic Management Plan described on pages 14 and 15 of Tab B2 of its January 31, 2012 pre-hearing submission (Exhibit 29) and pages 1 through 3 of the Applicant's February 10, 2012 submission to DDOT (Exhibit 34), provided that Applicant will amend the pick-up and drop-off peak hour monitoring described on page 1 of the February 10, 2012 submission to DDOT to include two (2) staff or volunteers for such monitoring during the 8:00 AM and 9:00 AM peak hour and 3:00 PM to 4:00 PM peak hour and building staff will have a duty to enforce proper usage of the reserved drop-off/pick-up parking spaces along 15th Street during their reserved times.
6. The Applicant will make best efforts to work with DDOT to locate a bike rack adjacent to the property on 15th Street, if permitted through the historic review process.

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,



RICHARD S. NERO, JR.
Deputy Director of Operations