

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Date: MAR 26 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. 18315 of Evermay Georgetown LLC, on behalf of S & R Foundation, pursuant to 11 DCMR § 3104.1, for a special exception to establish a nonprofit use under section 217, in the R-1-B District at premises 1623 28th Street, N.W. (Square 1285, Lot 815).

This application was approved subject to the following conditions:

1. This approval shall be for a term of **FIVE (5) YEARS**, beginning on the date upon which the order became final.
2. The subject property shall not be used as a rental venue for social or other events.
3. A maximum of nine nonprofit employees may work on-site.
4. The hours of operation shall be:

a) **Nonprofit Offices:**

Monday through Friday, 7:00 a.m. to 8:00 p.m.; and
Saturday and Sunday (occasionally), 7:00 a.m. to 5:00 p.m.

b) **Fellows Meetings:**

Monday through Friday, 7:00 a.m. to 9:00 p.m.

BOARD OF ZONING ADJUSTMENT
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- c) **Music concerts for invited guests only during the following hours:**
Monday through Thursday, 2:00 p.m. to 4:00 p.m., and 7:00 p.m. to 10:00 p.m.
Friday and Saturday, 1:00 p.m. to 10:00 p.m.; and
Sunday, 1:00 p.m. to 9:00 p.m.
- d) **Exhibitions for invited guests only during the following hours:**
Monday through Thursday, 10:00 a.m. to 4:00 p.m.;
Friday and Saturday, 1:00 p.m. to 10:00 p.m.; and
Sunday, 1:00 p.m. to 9:00 p.m.
- e) **Civic/Fundraising for invited guests during the following hours:**
Monday through Thursday, 7:00 p.m. to 10:00 p.m.;
Friday and Saturday, 1:00 p.m. to 10:00 p.m.; and
Sunday, 1:00 p.m. to 9:00 p.m.
- f) **Valet and other staff, including cooks, caterers and janitors** associated with music concerts, exhibits and civic/fundraising events shall leave the subject property within one hour after the conclusion of the event.
- g) **Noisy vendor breakdowns and loading** shall occur before 10:00 p.m., or shall take place on the following business day between the hours of 8:00 a.m. and 5:00 p.m. Trucks associated with noisy vendor breakdown and loading shall depart the subject property before 10:00 p.m.

5. The maximum number of events per year shall be as follows:

Type of Event	Number of Guests	Maximum Number per Year
Fellows Meeting (small)	1-20	24 one- to five-day meetings Monday – Friday
Fellows Meeting (large)	21-50	12 two-day meetings, Monday – Friday
Concert/Exhibition	1-50	24
	51-80	18
	81-150	12
Civic/Fundraising Events (for the occupying nonprofit organization only)	50-100	2
	Up to 200	1

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6. The Applicant shall minimize traffic and noise impacts by employing the following measures:
 - a. All guests and vendors shall be informed in advance to park on-site and to pick up or drop off passengers on-site.
 - b. The Applicant shall direct on-site parking for any event with fifty (50) or fewer guests. For any events with more than fifty guests, the applicant shall provide on-site valet parking.
 - c. Valet parking providers shall be instructed in advance to unload, load and park all vehicles on-site.
 - d. Passenger vans used for Fellows Meetings shall arrive before 7:30 a.m. or after 9:00 a.m., and shall depart before 5:15 p.m. or after 6:15 p.m.
 - e. Nonprofit employees shall park on-site.
7. Passenger vans used in connection with an event shall be no larger than approximately twenty feet in length. Vehicles used in connection with an event shall load, unload, park and wait on-site, not on the street.
8. Attendees at Fellows Meetings may reside on-site for the duration of the meeting. Fellows housed off-site shall arrive on-site by passenger van.
9. No amplified music shall be permitted on the outside grounds of the subject property.
10. The Applicant shall establish a neighborhood liaison to address concerns and provide information about events and activities to property owners within 200 feet of Evermay. The Applicant shall maintain a website that shall include a neighbors' section to provide notice of upcoming scheduled events.

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*

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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", with a stylized flourish at the end.

RICHARD S. NERO, JR.
Deputy Director of Operations