

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Date: APR 09 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. 18323 of Robert M. Holland, pursuant to 11 DCMR § 3104.1, for a special exception to allow a fifty-five (55) space accessory parking lot under section 214, in the R-2 District, at premises 3831 McKinley Street, N.W. (Square 1860, Lots 5,6,7,17 and 18).

This application was approved subject to the following conditions:

1. Approval shall be for a period of FIVE YEARS beginning on the date upon which the order became final.
2. A parking attendant from Magruder's shall be present on the lot during the core hours of operation (10:00 a.m. - 6:00 p.m.) and shall assist in keeping the alley clear of vehicles and monitor the entry of cars from McKinley Street into the lot.
3. The parking lot, the retaining wall, and the adjacent landscaping shall be maintained, policed, and kept in prime condition.
4. The lot shall be secured with a gate, chain or cable during all hours that it is not in operation.
5. Deliveries to the store, which occur from the lot, shall be limited to the hours between 7:00 a.m. and 9:00 p.m., Monday through Saturday and between 9:00 a.m. and 3:00 p.m. on Sunday. All vendors shall be instructed that horn blowing is not allowed at any time. Store personnel shall be signaled through alternative means provided by Magruder's.

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6. The Applicant shall install and maintain professionally lettered traffic signage indicating the entrances and exits to the lot. The applicant shall install appropriate signs to advise vehicle operators not to block the sidewalk. All crosswalk markings between the parking lot entrances shall be visible and maintained/repainted as required, including required markings in the driveway connected to McKinley Street to reinforce the entrance.

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