

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Date: AUG 14 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. 18330 of FCP Champlain, LLC, pursuant to 11 DCMR §§ 3103.2 and 3104.1, for a variance from the floor area ratio requirements under § 402, and a special exception to allow an increase in building height under §1403, to permit the development of a residential building in the RC/R-5-B District at premises 2337 Champlain Street, N.W. (Square 2563, Lot 887).

This application was approved subject to the following conditions:

It is therefore **ORDERED** that the application is hereby **GRANTED, SUBJECT** to the approved plans, as shown on Exhibit 30, and the following conditions:

1. Access to the roof deck shall be limited to the occupants of the seven residential units on the top floor of the front bar of the Subject Building, as identified on the plans presented to the Board in the record at Exhibit 44.
2. The roof deck space for the Subject Building shall be set back at least 20 feet from the north property line and shall be demarcated by an open metal railing.

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

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Web Site: www.dcoz.dc.gov

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18330
EXHIBIT NO. 62
Board of Zoning Adjustment
District of Columbia
CASE NO.18330
EXHIBIT NO.62

BZA APPLICATION NO. 18330
CONDITIONS LETTER
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“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', with a stylized flourish at the end.

RICHARD S. NERO, JR.
Deputy Director of Operations