

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Date: JUL 16 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. 18348 of Jubilee Housing, pursuant to 11 DCMR §§ 3103.2 and 3104.1, for a variance from the off-street parking requirements under § 2101.1, and a special exception to allow a Child Development Center (150 children and 21 staff persons) under § 205, in the R-5-B District at premises 2525 Ontario Road, N.W. (Square 2565, Lot 805).

This application was approved subject to the following conditions:

1. There shall be a maximum of 65 children at the center at any one time, with a maximum enrollment of 150 students.
2. The maximum number of staff at any one time shall be 21.
3. The Applicant shall maintain the trash area on the grounds of the Ontario House. The trash area shall be walled on three sides and gated on the fourth. The walls and floors shall be concrete and/or masonry with an area drain for ease of cleaning. An on-grade concrete slab shall be provided within the trash area to allow for daily cleaning.
4. Wood chips or a soft permeable surface shall be provided in the play area, as depicted in the landscape plan.

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18348

EXHIBIT NO. 47

Board of Zoning Adjustment
District of Columbia

CASE NO.18348

EXHIBIT NO.47

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5. A wooden fence topped with a trellis shall be maintained along the eastern property to contain noise from and reduce visibility of the outdoor play area.
6. The Applicant shall provide dense plantings along the fence on the eastern lot line, which is shared between Jubilee and the Beverly Court Cooperative. The plantings shall consist of one of or a mix of the following plant species:
 - a. *Viburnum pragensis* – Prague Viburnum
 - b. *Euonymus kiautschovicus* “Manhattan” – Manhattan Euonymus
 - c. *Prunus laurocerasus schipkaensis* – Schip (“skip”) Laurel

The plantings shall be provided within four weeks of the effective date of this Order.

7. The Applicant shall establish procedures for the use of the outdoor space that:
 - a. Prohibits the use of hard-wheeled toys on hard surfaces that are not smooth. This subsection seeks to eliminate noise generated when wheeled toys are used on bumpy pavers.
 - b. Limits the levels of children crying in the rear yard by assisting in the cessation of the crying or by bringing the child indoors temporarily.
 - c. Prohibits any adults, including instructors and parents, from raising their voice while in the rear yard.
8. The Applicant shall limit use of the rear yard to a maximum of six hours per day, and the Applicant will make a good faith effort to use the rear yard no more than four hours on most days.
9. The Applicant shall meet with the Jubilee Neighbors, which include the Beverly Court Cooperative, on a quarterly basis to hear any comments, complaints, or suggestions they may have with respect to the noise abatement in the Applicant’s rear yard. Based on complaints and suggestions by the Jubilee Neighbors, the Applicant shall be willing to add reasonable new noise abatement procedures to those specified in subsection (b) in the Agreement in Exhibit 41 of the record.

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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"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 blue ink, appearing to read "R. Nero", is positioned above the printed name.

RICHARD S. NERO, JR.
Deputy Director of Operations