

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Office of Zoning



Date: JUN 20 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. 18352 of C.W.C., Inc. and Mahmoud Abd-alla, Trustee, pursuant to 11 DCMR § 3103.2, for a variance from the use provisions under § 330.5 to allow outdoor display and sale of seasonal merchandise and storage accessory (in the rear R-4 zoned portion) to a retail hardware store in the CHC/C-2-A and R-4 Districts at premises 1113-1117 Pennsylvania Avenue, S.E., and 1123 Pennsylvania Avenue, S.E. (Square 994, Lots 44 and 838).

This application was approved subject to the following condition:

1. The approved use is for outdoor display and sale of seasonal merchandise and storage.

Please note: The timeframe for development of an approved project varies depending on the scope and complexity of the project. Consequently, the condition 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 condition 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*

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18352

EXHIBIT NO. 71

Board of Zoning Adjustment

District of Columbia

CASE NO.18352

EXHIBIT NO.71

Telephone: (202) 727-6311

441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

BZA APPLICATION NO. 18352
CONDITIONS LETTER
PAGE NO. 2

pertaining to enforcement of the aforementioned condition, 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