

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



AUG 27 2009

Date: _____

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. 18380 of Jemal's Wonder LLC, pursuant to 11 DCMR § 3103.2, for a variance from the rear yard requirements of § 774 to allow for alterations and additions to an existing historic landmark building in the ARTS/C-2-B District at premises 641 S Street, N.W. (Square 441, Lot 848).

This application was approved subject to the following conditions:

- 1) The renovated Wonder Bread Building shall have no entrances to retail spaces directly across from the Wiltberger Street residences. The only retail entrances on the Wiltberger Street side of the Wonder Bread Building shall be located to the north of the alley at the north side of the residential row at the east side of the street. One retail entrance will serve only as a valid street address and face the current vending cart warehouse on the east side of the street. One retail entrance, to be used for purposes for ingress and egress, will be located at the northeast corner of the Wonder Bread Building.
- 2) The retail entrances along Wiltberger Street and at the northeast corner of the Wonder Bread Building shall each contain vestibules in order to reduce the likelihood of sounds from inside these businesses being audible inside the Wiltberger Street residences.
- 3) Appropriate downlighting shall be installed above the entrances to these retail businesses to help make the block safer at night.
- 4) The Applicant shall consult with the Residents regarding downlighting on the facade of the Wonder Bread Building directly across from the Residents' homes to ensure that light does not shine into these rowhouses' windows at night.

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BOARD OF ZONING ADJUSTMENT
District of Columbia

18380
EXHIBIT NO. 42
Board of Zoning Adjustment
District of Columbia
CASE NO. 18380
EXHIBIT NO. 42

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- 5) The Applicant shall pay for the installation of triple-paned windows on the front facades of the Wiltberger rowhouses, further reducing the transmission of sound from the street to those homes.
- 6) The Applicant shall install security cameras around the Wonder Bread Building. In addition to installing security cameras, the Residents would encourage the Applicant to coordinate closely with the Metropolitan Police Department to monitor crime on Wiltberger Street and in the surrounding areas.
- 7) All service vehicles visits to the Wonder Bread Building (deliveries, trash removal, etc.) shall be accomplished from the alley between the Wonder Bread Building and Progression Place, to the west of the Wonder Bread Building. There shall be no vehicular entrances to the building from Wiltberger Street.
- 8) With respect to the office component of the Wonder Bread Building, the Applicant agrees that deliveries shall conform to the following schedule: Monday through Friday, no deliveries before 7:00 a.m.; Saturday, no deliveries before 9:00 a.m.; Sunday, no deliveries before noon.
- 9) The Applicant shall provide 27 parking spaces in the Wonder Bread Building on a single level below grade. Said parking shall be accessible only from the alley to the west of the Wonder Bread Building. In the event there are available parking spaces in the Wonder Bread Building not used by the office or retail users in the building, the Applicant shall offer the Residents a right of first refusal to rent up to seven parking spaces, with monthly rent to be paid at 50% of the then-prevailing market rate for parking in the immediate neighborhood.
- 10) The Applicant shall place a dumpster on the loading dock accessible from the alley to the west of the Wonder Bread Building for the Residents to dispose of bagged trash, eliminating the need to have trash cans on the sidewalk in front of those homes. The Applicant shall pay for trash removal from the dumpster, since the Department of Public Works will not pick up trash from a commercial building.
- 11) The Applicant shall coordinate the installation of trees, planting strips, treeboxes, tree guards, and plantings with the District Department of Transportation and the developers of the adjacent Progression Place complex to ensure a consistent treatment of the public space on the 600 block of S Street, N.W.
- 12) The Applicant shall consult with the Residents as it relates to the retail space for lease located at the rear of the renovated Wonder Bread Building. In the event the space becomes available for lease, the Applicant shall consult the adjacent business owners and residents about the type of establishment that may occupy the space. The concerns regarding noise, foot traffic, and hours of operation shall be sought before finalizing leasing decisions.

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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,

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