

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Date: DEC 05 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. 18397 of Florida Avenue Residential, LLC, pursuant to 11 DCMR §§ 3103.2 and 3104.1, for area variances from the required standards for lot occupancy (§ 772), off-street parking (§ 2101.1), and loading (§ 2201), and special exceptions from the roof structure requirements under §§ 411 and 770.6, and street wall requirements under § 1903.3 to allow the development of a six-story mixed-use residential building with ground floor retail/service uses in the ARTS/C-2-B District at 1924 8th Street, N.W. (Square 393, Lots 41, 44, 45, 46 and 826).

This application was approved subject to the following conditions:

1. The Applicant shall comply with zoning requirements to provide bicycle parking/storage facilities;
2. The Applicant shall commit that all parking costs be unbundled from the cost of lease or purchase. Parking costs must be set at no less than the charges of the lowest fee garage located within ¼ mile.
3. The Applicant shall identify a project's TDM Leader (for planning, construction, and operations), and provide DDOT/Zoning Enforcement with annual TDM Leader contact updates.
4. The Applicant shall post all TDM commitments on-line, publicize availability, and allow the public to see what commitments have been promised.

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

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18397
EXHIBIT NO. 44
Board of Zoning Adjustment
District of Columbia
CASE NO. 18397
EXHIBIT NO. 44

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5. The Applicant shall provide website links to CommuterConnections.com and goDCgo.com on developer and property management websites.
6. The Applicant shall provide an on-site business center to residents with access to copier, fax, and internet services.
7. The Applicant shall install a Transportation Information Center Display (kiosk) within the residential lobbies containing printed materials related to local transportation alternatives, and maintain a stock of materials at all times.
8. The Applicant shall provide secured bicycle parking/storage facilities.
9. The Applicant shall host a transportation mobility fair six months after both the residential buildings have opened. The transportation fair will be advertised to all residents and retail workers. The on-site TDM coordinator will work with DDOT's goDCgo team to organize representatives that are experts in the non-auto transportation options that serve the site. Each person that attends the event will be educated on the various options and representatives will work with attendees to help them tailor the use of non-auto options to their specific transportation needs. Based on the turnout of the transportation fair and feedback gleaned by the on-site TDM coordinator, a determination shall be made if the event will be repeated the following year.
10. The Applicant will fund the installation of a new traffic signal at 8th Street and Florida Avenue, N.W.
11. The Applicant shall have the flexibility to modify the mix and location of units, and to modify the design of the building to address any comments from the D.C. Historic Preservation Review Board during final review of the project so long as the modifications do not require any additional areas of relief.

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*

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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", written in a cursive style.

RICHARD S. NERO, JR.
Deputy Director of Operations