

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



MAR 05 2013

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. 18399 of Jewish Primary Day School of the Nation's Capital, Inc. 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 under § 206 to increase the private school student enrollment cap from 125 to 130 students and to increase the faculty and staff cap from 14 to 26 in the R-1-B District at premises 4715 16th Street, N.W. (Square 2707, Lot 33).

This application was approved subject to the following conditions:

1. The number of students shall not exceed a maximum enrollment of 130.
2. The number of faculty and staff shall not exceed 26 individuals.
3. The hours of operation shall not exceed 8:30 a.m. to 6:00 p.m. Children and staff may be present on-site before 8:30 a.m.
4. Use of the on-site play area shall be limited to small groups of children to minimize impacts from the noise of children at play.
5. Seven on-site parking spaces shall be provided on the Property. Fifteen spaces shall be provided off-site and within a half-mile of the Property. Four of the on-site parking spaces shall be reserved for faculty and staff who carpool.
6. Drop-off and pick-up of children shall be from the existing driveway on Decatur Street. Bus drop-off and pick-up operations shall take place from 16th Street.

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BOARD OF ZONING ADJUSTMENT
District of Columbia

18399
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District of Columbia
CASE NO. 18399
EXHIBIT NO. 45

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7. Parking for large extracurricular events shall occur at Carter Barron, with shuttle service provided to the Property.
8. The Applicant shall landscape the property in accordance with the landscape plan dated October 20, 2012 and entered into the record as Exhibit 38.
9. All faculty and staff shall be permitted to ride the school's buses for free.
10. JPDS shall file and implement a monitoring program to ensure that it meets the projections set forth in its transportation analysis. JPDS will take traffic counts at the intersections of Decatur and 16th Streets and Crittenden and 16th Streets on an annual basis and will submit the results to DDOT by November 30 of each year for two consecutive years after the proposed plans are in place. If JPDS successfully meets its projections, its obligations to continue monitoring will cease. If JPDS does not meet its projections for two years in a row, it shall work with DDOT to develop additional techniques and mechanisms to mitigate its impact and reduce parking demand and trip generation.

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,



RICHARD S. NERO, JR.
Deputy Director of Operations