

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



MAY 20 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. 18400 of The Jewish Primary Day School of the Nation's Capital, pursuant to 11 DCMR §§ 3103.1 and 3104.1 for a variance from the off-street parking requirements under § 2101.1 and a special exception under § 206 to expand a private school by increasing the maximum student enrollment and number of faculty and staff in the R-1-B and R-5-A Districts at premises 6045 16th Street, N.W. (Square 2726, Lots 825, 831).

This application was approved subject to the following conditions:

1. Enrollment shall not exceed 300 students.
2. Faculty and staff combined shall not exceed 72.
3. No more than 65 students shall be permitted at one time on the play area adjacent to the residential property on the southern property line.
4. Use of the play area as part of the School's program shall be limited to Monday through Friday to the hours of 10:00 a.m. - 2:30 p.m. and 3:30 p.m. - 4:30 p.m.
5. The School shall publish its programmed use of the play area for both the School and the summer camp.
6. The play area shall be set back an average of 15 feet from the south property line and landscaped as approved in Application No. 17700-A.
7. No permanent play equipment shall be permitted on the play area.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18400
EXHIBIT NO. 54

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District of Columbia
CASE NO.18400
EXHIBIT NO.54

BZA APPLICATION NO. 18400
CONDITIONS LETTER
PAGE NO. 2

8. The School shall maintain the transportation demand management program dated September 11, 2012.
9. The Applicant shall provide 24 zoning-compliant and 21 stacked parking spaces at the subject property, as well as 25 additional parking spaces at a satellite location, with bus and carpool transportation available between the satellite location and the school for faculty and staff. Reserved parking shall be available for these carpools at the school.
10. The Applicant shall construct a 10-foot high fence along the common lot line with Dr. Welsing's residence, as shown on sheets 1 and 2 of the plans prepared by MJCI, Inc., and dated December 12, 2012, (Exhibit No. 41, tab C). If the adjacent property owner does not sign the fence permit application within 60 days of the final date of this Order, this condition shall expire.
11. The Applicant shall implement a noise mitigation plan to ensure that noise impacts of the private school use on the abutting residence shall not exceed the levels permitted under the D.C. Code (currently 60 dBAs during the day and 55 dBAs at night) based upon the normal industry standard. The Applicant shall measure the noise level at the abutting property quarterly during the first year of the implementation of the noise mitigation plan, and if the noise exceeds levels permitted by law, the Applicant shall put forth additional remedial measures sufficient to reduce the level of noise on that property.

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