

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



Date: **OCT 19 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. 18404 of Chaney Enterprises LP, pursuant to 11 DCMR § 3104.1, for a special exception to allow the construction of a concrete manufacturing facility under § 802.17, in the C-M-1 District at premises 3 D.C. Village Lane, S W (Square 6264, part of Lot 801)

This application was approved subject to the following conditions:

1. Approval shall be for SEVEN (7) YEARS from the effective date of this order. This approval automatically shall be extended for an additional THREE (3) YEARS, contingent upon the Applicant extending its ground lease for the property.
2. The Applicant shall develop and implement a landscaping plan acceptable to the Office of Planning
3. The Applicant shall install fencing around the concrete plant consistent with the plan submitted on September 18, 2012 (Exhibit 38), provided that the Applicant demolishes the boiler building
4. All fencing around the concrete plant shall have opaque fabric screening
5. The dumpster presently located near the entrance to the property shall be relocated to the interior of the property so that it is behind fencing and/or landscaping to remove it from public view.

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BOARD OF ZONING ADJUSTMENT
CASE NO. 18404

EXHIBIT NO. 43
Board of Zoning Adjustment
District of Columbia
CASE NO.18404
EXHIBIT NO.43

BZA APPLICATION NO. 18404
CONDITIONS LETTER
PAGE NO. 2

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 black ink, appearing to read "R. Nero", written in a cursive style.

RICHARD S. NERO, JR.
Deputy Director of Operations