

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Date: DEC 11 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. 18426 of The National Presbyterian Church, pursuant to 11 DCMR §§ 3104.1 and 3103.2, for a special exception to allow the physical expansion of an existing private school to include a three story addition and increase in the student enrollment cap to 320 and the facility and staff cap to 70 individuals under section 206, and a variance from the side yard requirements for a temporary modular trailer under section 405, in the R-1-B District at premises 4120-4124 Van Ness Street, N.W. (Square 1724, Lot 805).

This application was approved subject to the following conditions:

1. Student enrollment shall not exceed 320 from nursery school through sixth grade.
2. The number of staff shall not exceed 70.
3. School hours and days of operation shall be Monday through Friday from 7:30 to 8:30 AM for before-school care; from 8:30 AM to 4:15 PM for academic purposes; and from 3:15 to 6:00 PM for extracurricular classes and after-school care. Interior athletic facilities may be used until 9:00 PM as authorized by the school. Occasional school related evening events are otherwise permitted on campus after 6:00 PM.
4. A minimum 47 parking spaces shall be allocated on-site for school staff and employees.
5. Generally students shall be dropped off between 7:30 and 8:30 AM and picked-up between 3:15 and 3:30 PM with the following exceptions: children in the half-day program shall depart between 12 noon and 12:15 PM; children in an extracurricular class activity shall depart

441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001
Telephone: (202) 727-6311 Facsimile: (202) 727-6072 E-Mail: dcoz@dc.gov

BOARD OF ZONING ADJUSTMENT
District of Columbia
Web Site: www.dcoz.dc.gov
CASE NO. 18426
EXHIBIT NO. 39
Board of Zoning Adjustment
District of Columbia
CASE NO.18426
EXHIBIT NO.39

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between 4:15 to 5:30 PM; and children in after-school care shall depart between 3:15 and 6:00 PM.

6. The school shall implement the following Transportation Demand Management (TDM) strategies:
 - a. Designating a TDM coordinator.
 - b. Educating parents on TDM measures available at the beginning of the school year.
 - c. Incentivizing car-pooling through faster drop-off and pick-up.
 - d. Adding a ride-matching component to the school website that integrates Google maps with the School's directory to show ridesharing opportunities. The school may supplement this effort with SchoolPool from the Metropolitan Washington Council of Government (MWCOC) which allows parents to create on-line profiles that can be used to find other parents for trip-sharing.
 - e. Subsidizing public transit and walking/cycling for employees which include:
 - i. SmarTrip Cars (sic) valued at 50% or 100% of the commuting cost via Metrobus or Metro rail, depending on how much the recipient employs transit in their commute.
 - ii. Equivalent stipends for walkers and cyclists.
 - f. Participating in the District's Safe Routes to Schools program.
 - g. Incorporating "semi-regular" walk/bike to school days that incentivize biking and walking for students.
 - h. Monitoring vehicle trip generation and the mode split for students and employees independently, and providing this information to the District Department of Transportation (DDOT) on an annual basis.
7. The use of school play areas and athletic facilities shall be limited to activities supervised and run by the school and/or The National Presbyterian Church.
8. Placement of the planned 36 x 60-foot modular structure shall be in accordance with the approved plans.
9. No more than 30-60 days after issuance of the Certificate of Occupancy for the final phase of the approved construction: the temporary modular building shall be removed from the required side yard setback along the southern boundary; and the variance relief approved under (this application) shall expire.

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.

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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