

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



FEB 19 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. 18477 of Abdo 14th St LLC, pursuant to 11 DCMR §§ 3104.1 and 3103.2, for a variance from the building height setback requirements under subsection 1902.1(b), a variance from the off-street parking requirements under subsection 2101.1, and a special exception from the rear yard requirements under subsection 774.2, in the ARTS/C-3-A District at premises 1400-1404 14th Street, N.W. (Square 210, Lots 82, 102, and 800).

This application was approved subject to the following conditions:

1. All loading shall occur at the rear of the building from the public alleys unless it is otherwise not feasible.
2. The Applicant shall implement a Transportation Demand Management program as follows:
 - A. A member of the property management team shall be designated as the Transportation Management Coordinator ("TMC"). The TMC will be responsible for ensuring that information is disseminated to tenants of the building. The position may be part of other duties assigned to the individual.
 - B. The TMC will prepare a package of information identifying programs and incentives for encouraging retail and residential tenants to use alternative modes of transportation. Packages will include information regarding the following:
 - Capital Bikeshare,

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

EXHIBIT NO. 41
Board of Zoning Adjustment

District of Columbia

CASE NO. 18477

EXHIBIT NO. 41

BZA APPLICATION NO. 18477
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- Zipcar,
 - Commuter Connections Rideshare Program,
 - Commuter Connections Guaranteed Ride Home, and
 - Commuter Connections Pools Program.
- C. Links to CommuterConnections.com and goDCgo.com will be provided on the property management websites.
- D. The redeveloped property will provide on-site bike storage (four external and 16 internal bicycle parking spaces at a minimum).
- E. At the time of initial lease of the building, each residential tenant shall be given either a one year membership to Capital Bikeshare, a one year membership to a car-sharing service, or a \$100 SmarTrip card. This membership shall be limited to residential tenants at the time of initial lease up.
3. The building shall make available 20 off-site parking spaces.

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