

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



MAR 07 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. 18489 of GA Views Management LLC**, pursuant to 11 DCMR §§ 3104.1 and 3103.2, for special exception approval to waive the rear yard requirements pursuant to §774.2; for special exception approval, pursuant to §1330.2, to permit a building on a corner lot that is not constructed to the property lines abutting the public streets as required under §1328.2; and for a variance of the off-street parking requirements in § 2101.1, in order to permit a mixed-use project that consists of ground floor retail and residential use above in the Georgia Avenue Commercial (GA) Overlay District at 3557-3559 Georgia Avenue, N.W. (Lot 89, Square 3033).

This application was approved subject to the following conditions:

1. The Property shall be developed in accordance with the highlighted plans titled "The V at Georgia Avenue" dated December 28, 2012, marked as Exhibit 25 of the record, except as modified by Sheet A2.2, dated 07-12-2012 and submitted to the Board on February 19, 2013, and marked as Exhibit 36 of the record.
2. The project shall include the following transportation demand management measures:
  - a. A member of the property management team will be designated as the Transportation Management Coordinator (TMC). The TMC will be responsible for ensuring that information is disseminated to tenants of the building.
  - b. The TMC shall provide a packet of information identifying programs and incentives for encouraging retail and residential tenants to use alternative modes of transportation. The packets shall include information regarding Capital Bikeshare, ZipCar, Commuter Connections Rideshare Program, Commuter Connections Guaranteed Ride Home and Commuter Connections Pools Program.

BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 18489  
EXHIBIT NO. 39

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Board of Zoning Adjustment  
District of Columbia  
CASE NO.18489  
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**BZA APPLICATION NO. 18489**  
**CONDITIONS LETTER**  
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- c. Links to CommuterConnections.com and goDCgo.com shall be provided on the property management websites.
- d. The Applicant shall provide at least 20 bicycle spaces in the building. Convenient and covered secure bike parking facilities shall be provided.
- e. The Applicant shall provide the first occupant of each residential unit, upon closing of a sale or signing of a lease: a car sharing membership at a value of \$100.00, or a Capital Bikeshare membership at a value of not less than \$150.00; or a *Smart Trip* card at a value of not less than \$200.00.
- f. There shall be no permanent garbage dumpster in the rear yard.

**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](http://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**