

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Date: FEB 21 2013

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. 18496 of Mid-Cities LLC, pursuant to 11 DCMR § 3104.1, for a special exception for the continued operation of an accessory parking lot under section 214, in the R-1-B District at premises 4434 Connecticut Avenue, N.W. (Square 1971, Lots 831 and 832).

This application was approved subject to the following conditions:

1. Approval shall be for a period of seven years from the effective date of this order.
2. Fourteen parking spaces shall be provided on the site in accordance with the annotated plat of the site in Exhibit C of the Prehearing Statement of the Applicant dated January 22, 2013, and marked as Exhibit 20 in the record.
3. The hours of operation shall be from 8:00 a.m. to 9:00 p.m.
4. All areas devoted to driveways, access lanes, and parking areas shall be properly maintained. The existing impervious surface shall be replaced with a pervious surface that is acceptable to the District Department of Transportation, by 2020.
5. Bumper stops shall be maintained.
6. All parts of the lot shall be kept free of refuse or debris.
7. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18496
Board of Zoning Adjustment
EXHIBIT NO. 32
CASE NO. 18496
EXHIBIT NO. 32

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CONDITIONS LETTER
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8. The Applicant shall install a permanent bicycle storage rack for at least four bicycles, as shown on Exhibit F of the Prehearing Statement of the Applicant, marked as Exhibit 20 in the record.
9. The Applicant shall provide landscaping, including the use of planter boxes, which shall be provided on site (totaling five percent of the surface parking area) per the plan as shown in Exhibit F of the Prehearing Statement of the Applicant, marked as Exhibit 20 in the record. The landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
10. The site includes an existing one-story garage of masonry construction. No other use shall be conducted from or upon the premises nor shall anything be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.
11. No vehicular entrances or exists shall be within 40 feet of a street intersection as measured from the intersection of the curb lines extended.
12. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

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