

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



Date: OCT 18 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. 18506 of Ontario Residential LLC**, as amended,\* pursuant to 11 DCMR §§ 3104.1 and 3103.2, for a special exception from the roof structure provisions under subsection 777.1 (subsections 411.2, 411.3 and 411.5), for the number, location, and varying height of the roof structures on the proposed building, a special exception from the requirement that all **compact spaces** be placed in groups of at least five contiguous spaces with access from the same aisle under § 2115.4,\* a variance from the off-street parking requirements under subsection 2101.1, and a variance from the loading berth and delivery space provisions under subsection 2201.1, to allow a mixed-use residential building with ground floor retail in the C-2-B District at premises 1700 Columbia Road, N.W (Square 2565, Lot 52)

This application was approved subject to the following conditions

1. At least 29 parking spaces shall be dedicated to the residential tenants/unit owners and their guests. No retail parking spaces will be provided
2. Each residential lessee or purchaser shall be provided either (i) a SmarTrip card with a value of \$75, or (ii) a first year membership to Capital Bikeshare or a car sharing service (valued at \$75). The Applicant shall work with DDOT and the car sharing company to determine the feasibility of locating the vehicles in public space, with the final determination being made by DDOT and the car sharing company
3. All costs related to the parking spaces will be unbundled from the sales price or lease amount of each residential unit

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- 4 All loading associated with the building shall be located in the Columbia Road public space, with deliveries limited to between 7 00 a.m. and 4:00 p.m., Monday through Saturday only
- 5 A Loading Coordinator shall be designated to coordinate residential move-in/move-out, and residents shall be required to notify the Loading Coordinator of upcoming residential moves
- 6 No truck idling shall be permitted when using the loading zone on Columbia Road
- 7 One bicycle parking space shall be provided for every two residential units.
- 8 The Applicant shall work with DDOT in determining the width of the curb cut on 17<sup>th</sup> Street
- 9 Subject to Public Space approval, the Applicant shall install 16 bike spaces (eight inverted U-racks) on the street for public use
10. Subject to Public Space approval, the Applicant shall maintain the landscaping along Columbia Road adjacent to the Project

**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**