

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Office of Zoning



FEB 10 2014

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. 18511 of Alleyoop LLC**, pursuant to 11 DCMR § 3103.2, for a variance from the use provisions under § 330.4, the alley lot height requirements (§ 2507), the nonconforming structure requirements (§ 2001), the lot area and width requirements (§ 401), rear yard requirements (§ 404), and side yard requirements (§ 404.1) to allow the Applicant to subdivide an alley lot into three separate lots and convert an existing automotive repair shop to an office use and two artist studios in the R-4 District at premises rear 1018 Irving Street, N.W. (Square 2851, Lot 837).

This application was approved subject to the following conditions

The Applicant shall.

1. Implement the proposed trash pick-up restriction plan including the requirement that the hired trash collection company wheel trash bins from inside the property to the street during pick-up activities. The truck shall park on either Irving Street or Columbia Road, while the trash is wheeled over. In addition, trash pick-up shall not occur before 9.30 a.m., in order to reduce traffic impacts;
2. Install appropriate No Parking signs along its property,
3. Install at least three (3) secured long-term bicycle parking spaces within their proposed garage. These secured bicycle parking spaces shall be easily accessible and visible to users,

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Web Site

BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 18511  
[www.dcoz.dc.gov](http://www.dcoz.dc.gov)

EXHIBIT NO. 33  
Board of Zoning Adjustment

District of Columbia

CASE NO. 18511

EXHIBIT NO. 55

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4. Install DDOT approved pedestrian markings in the alley to delineate a pedestrian path;  
and
5. Upgrade the existing alley lighting to support the office and artist studio uses.

**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**