

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



JUN 17 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. 18533 of Perseus 1827 Adams Mill Investments LLC, pursuant to 11 DCMR §§ 3104.1 and 3103.2, for a variance from the number of required parking spaces under § 2101.1, a variance from the rear yard requirement under § 774, and a special exception from the roof structure requirements under § 411.11, to allow the construction of a mixed-use retail, service and residential building in the C-2-A District at premises 1827 Adams Mill Road, N.W. (Square 2580, Lot 853).

This application was approved subject to the following conditions:

1. The Applicant shall provide either a \$75.00 SmartTrip Card, or \$75.00 toward a one-year membership in either a Bikeshare or Carshare service to each new resident.
2. The Applicant shall coordinate with a car-sharing service to determine the feasibility of locating the car-sharing vehicles in nearby public space, subject to a final determination by DDOT and the car sharing company.
3. The parking garage shall include at least 20 bicycle parking spaces. Additional bicycle parking racks shall be located in public space adjacent to the site subject to DDOT review and approval.
4. The Applicant shall not bundle the cost of purchasing or renting parking spaces with the cost of purchasing or renting a residential unit.

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18533

EXHIBIT NO. 43

Board of Zoning Adjustment

District of Columbia

CASE NO. 18533

EXHIBIT NO. 43

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5. The Applicant shall provide each new resident of the building the opportunity to purchase or rent one of the available residential parking spaces before any resident of the building is given the opportunity to rent or purchase a second parking space.
6. The parking plan shall be in accordance with the parking plan submitted in this application. If DDOT determines that the below-grade portion of Lot 521 beyond the Building Restriction Line must be taken for a public purpose, the parking spaces in the garage may be reconfigured, provided that there are no less than 19 parking spaces.
7. The Applicant shall determine whether it is feasible to offer one of the commercial parking spaces in the garage to a car-sharing service.
8. The Applicant shall determine whether it is feasible to allow non-residents of the building to lease available residential parking spaces in the garage.
9. The Applicant shall implement the Transportation Demand Management Plan and the Loading Management Plan included in the Wells & Associates report.
10. The Applicant shall include in all initial sales agreements for residential units in the building a provision that residents of the building are not permitted to apply for District of Columbia Residential Permit Parking stickers. The Applicant shall require that all subsequent sales agreements for residential units must contain the same prohibition language.

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