

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Office of Zoning



DEC 30 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. 18544 of Penn Avenue Partnership LLC, pursuant to 11 DCMR §§ 3104 1 and 3103 2 for a special exception from the roof structure provisions under § 411, a variance from the off-street parking provisions under § 2101, a variance from the size of parking space requirements under § 2115, and a variance from the loading requirements under § 2201, to allow a residential project in the C-2-A District at 1550 Pennsylvania Avenue, S.E. (Square 1077, Lot 130)

This application was approved subject to the following conditions

- 1 Development of the Project shall be in accordance with the plans submitted as Exhibit 36 of the record.
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)
3. All costs related to the parking spaces shall be unbundled from the sales price or lease amount of each residential unit
- 4 The Applicant shall designate a Transportation Management Coordinator who will expand internal marketing efforts for alternative transportation. The property website will include links to CommuterConnections.com and goDCgo.com A Loading Coordinator will be designated to coordinate residential move-in/move-out, and residents shall be required to notify the Loading Coordinator of upcoming residential moves.

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18544

Board of Zoning Adjustment

District of Columbia

CASE NO.18544

EXHIBIT NO.42

BZA APPLICATION NO. 18544
CONDITIONS LETTER
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5. The Applicant shall coordinate with a car sharing service to determine the feasibility of locating a car sharing vehicle in the adjacent public space. The final determination on whether and how many car sharing vehicles will be located in the adjacent public space will be made by the car sharing service and DDOT
- 6 There shall be at least 28 bike parking spaces in the Project and four inverted U-racks for short term bike parking on the adjacent sidewalk will be provided. Bicycle parking for the residents shall be provided on the ground floor or in the garage
7. No truck idling shall be permitted
- 8 During construction, the Applicant shall maintain or coordinate relocation of any existing bus stops
- 9 The Applicant shall restrict residential parking permits to 25% less than what the building is eligible for by working with the Department of Transportation and, if necessary, provide in 25% of the residential lease agreements that the tenant may not apply for a permit

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