

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



JUL 8 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:

Order No. 18558/17809-C of Application of Jemal's Uline LLC, Motion for Minor Modification of Approved Plans for Application Nos. 18558 / 17809, pursuant to § 3129 of the Zoning Regulations, for approval of interior and exterior modifications to the plans approved by the Board of Zoning Adjustment pursuant to Order No. 17809, to permit the expansion and renovation of the existing Uline arena and ice house in the C-M-1 and C-M-3 Districts at premises 1130-1150 3rd Street, N.E. (Square 748, Lots 8-11, 30-34, 42, 43, 802, 808-812).

The original application (No. 17809) was pursuant to 11 DCMR § 3104.1 for special exception relief from parking requirements for historic structures under § 2120 and a special exception from the roof structure number and setback requirements under § 411, to permit the expansion and renovation of the existing Uline arena and ice house in the C-M-1 and C-M-3 Districts at premises 1130-1150 3rd Street, N.E. (Square 748, Lots 8-11, 42, 43, 802, 808-812).

This application was approved subject to the following conditions:

1. The Applicant shall have the flexibility to provide 162 to 176 off-street parking spaces.
2. The Applicant shall have the flexibility to modify the design and internal layout of the building to address any comments from the Historic Preservation Office and the Historic Preservation Review Board during final review of the project so long as the modifications do not require any additional areas of zoning relief.
3. The Applicant shall coordinate with DDOT to provide adequate access and egress on Congress Street from the Applicant's parking structure.

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BOARD OF ZONING ADJUSTMENT
District of Columbia
Web Site: www.dcoz.dc.gov
CASE NO. 18558/17809-C
Board of Zoning Adjustment
District of Columbia
EXHIBIT NO. 37
CASE NO. 18558
EXHIBIT NO. 37

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4. The Applicant shall work with DDOT to develop a loading management plan that identifies truck routing options, limits delivery times, and limits the size of trucks accessing the site to 40 feet. The Applicant shall assign a loading management coordinator to assist with truck loading activities.
5. The Applicant shall provide in the office portion of the building a transportation information screen that provides information regarding train, bus, and BikeShare schedules and availability.
6. The Applicant shall provide showers and lockers for bike users in the area shown on the approved plans.

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