

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



JUL 16 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. 18550 of Valor 1350 Maryland LLC, pursuant to 11 DCMR §§ 3104.1, 3103.2, and 1325.1, for a variance from the parking setback requirements under § 2116.12, and a special exception to allow a new residential building on a lot with more than 6,000 square feet of land area under § 1320.4, and a special exception from the roof structure requirements under § 411.11, in the HS/C-3-A District at premises 1350 Maryland Avenue, N.E. (Square 1027, Lots 141, 142, 143, and 849).

This application was approved subject to the following conditions:

1. The Applicant shall commission a lighting study of the alley system to determine the best location for the installation of lighting to enhance safety in the interior of Square 1027.
2. The Applicant shall install lighting at the rear of its building. In addition, the Applicant shall install lighting at the rear of other buildings that abut the alley if the owner consents and provides the required electrical connection. The amount to be spent on such lighting of other properties will not exceed a total of \$2500.00.
3. The Applicant shall install mirrors at the access points into the alley system if the owners of the affected buildings consent to such installation.
4. The Applicant shall request that DDOT allow a space for a car sharing service on 14th Street since four new parking spaces will be created as a result of the elimination of the existing curb cut and if a car-sharing service is interested in such space.

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18550

EXHIBIT NO. 39

Board of Zoning Adjustment
District of Columbia

CASE NO. 18550

EXHIBIT NO. 39

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5. The Applicant shall provide a limited scope of repair work to resurface a portion of the alley in Square 1027. As more completely described in the proposal sheet included as Exhibit 33 of the record, the scope of work shall be limited to installing a 1.5-inch thick layer of asphalt over the existing alley surface for the portion of the alley in Square 1027 east of and including the section of Linden Court, N.E. that extends north-south (approximately 3540 square yards). The Applicant shall complete this work at its own expense. This condition is subject to the District of Columbia's approval and issuance of an applicable permit (public space or otherwise) for the repair work described herein.
6. The Applicant shall provide the initial tenant of each unit, upon move in, and at the discretion of the tenant, either a one-time complimentary annual membership to the *Capital Bikeshare* program or a one year membership to a car-sharing program.
7. The Applicant shall provide a minimum of 27 secure bicycle parking spaces in the garage level of the building.

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