

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Date APR 14 2014

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. 18563 of MCSKA, LLC, pursuant to 11 DCMR § 3103.2 for a variance from the off-street parking requirements under § 2101.1, to expand a two-unit building to a six-unit apartment building in the R-5-B District at premises 1469 Harvard Street, N W (Square 2670, Lot 818).

This application was approved subject to the following conditions.

1. The Applicant will provide a bicycle rack to accommodate eight bicycles
- 2 The Applicant shall include language in all documents related to the lease or sale of the residential units that residents of the building are prohibited from applying for residential permit parking stickers from the District of Columbia, regardless of the building's ownership, and for the life of the building Prior to the issuance of a Certificate of Occupancy for the building, the Applicant shall record a covenant, satisfactory to the Office of the Attorney General, binding any future owners of the building and any of its residential units to include this restriction in any future leases or sales agreements

Pursuant to 11 DCMR § 3125.7 "approval of an application shall include approval of the plans submitted with such application for the construction of a building or structure...unless the Board orders otherwise." The Applicant's original plans provided for an eight-unit building. However, the Board has approved a parking variance for no more than a six-unit building Since there is nothing about the building itself that raised any issues for the Board, it is not necessary for the Applicant to submit revised plans, but any plans submitted for a building permit may not depict a building with more than six-units.

BZA APPLICATION NO. 18563
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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,

A handwritten signature in black ink, appearing to read "R. Nero", written in a cursive style.

RICHARD S. NERO, JR.
Deputy Director of Operations