

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Office of Zoning



Date: OCT 21 2013

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. 18576 of the Fort Lincoln Banneker Townhouses, LLC, pursuant to 11 DCMR §§ 3104.1 and 3103 2, for a special exception to construct more than one building on a record lot under § 2516, and variances from the front yard requirements under § 2516.5 and theoretical lot to comply with open space requirements under § 2516 4, to allow the construction of forty-two (42) townhouses in the R-5-D and C-2-B Districts along Fort Lincoln Drive, N E and Banneker Drive, N E. (Square 4325, Lots 29, 31, 813 and 814)

This application was approved subject to the following conditions

- 1 Private trash removal shall be provided for the 42 townhouses on the property and all trash bins must be removed from the internal street within 18 hours of trash removal The Applicant shall include this condition in the bylaws and in a document, such as the Townhome Offering Statement or a separate covenant, which will be recorded against the Property in the Land Records of the District of Columbia
2. All residents and guests shall be prohibited from parking their cars in a driveway in a manner that would block the sidewalk or extend the car into the street The Applicant shall include this condition in the bylaws and in a document, such as the Townhome Offering Statement or a separate covenant, which will be recorded against the Property in the Land Records of the District of Columbia

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

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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18576
Board of Zoning Adjustment
EXHIBIT NO. 41
CASE NO. 18576
EXHIBIT NO. 41

BZA APPLICATION NO. 18576
CONDITIONS LETTER
PAGE NO. 2

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