

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Date OCT 17 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. 18605 of The American Enterprise Institute, as amended,* pursuant to 11 DCMR §§ 3104 1 and 3103 2, for a special exception from the roof structure provisions under §§ 411 2, 411 5 and 537 1, a variance from the floor area ratio requirements under § 531.1, a variance from the height requirements under § 530 1, and a variance from the nonconforming structure provisions under § 2001 3, to allow the renovation of and addition to an existing historic landmark office building in the DC/SP-2 District at premises 1785 Massachusetts Avenue, N W (Square 157, Lot 112).

This application was approved subject to the following conditions:

- 1 The Applicant shall offer employees an option for pre-tax payroll deduction to be used for transit expenses
- 2 The Applicant shall provide an on-site facility with showers and lockers for employee use
- 3 The Applicant's use of the penthouse usable space shall not create an adverse impact on the neighborhood
- 4 Applicant shall provide down lighting on the penthouse usable space
- 5 The Applicant shall follow the District of Columbia government's requirements regarding noise and sound in the use of the penthouse space

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18605

EXHIBIT NO. 45

Board of Zoning Adjustment

District of Columbia

CASE NO. 18605

EXHIBIT NO. 45

BZA APPLICATION NO. 18605
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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