

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Date DEC 4 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. 18614 of SMC United Industrial LP, pursuant to 11 DCMR § 3104 1, for a special exception to allow the continuation of a parking lot under § 213 (last approved pursuant to BZA Order No 17049) in the R-1-B District at premises 2310 and 2320 31st Street, N E. (Square 4365, Lots 805 and 806)

This application was approved subject to the following conditions.

- 1 Approval shall be for a period of ten (10) years from the effective date of this order
- 2 The layout of the site shall be in accordance with the revised site plan marked as Exhibit 25 of the record
- 3 The uses of Lots 805 and 806 shall be restricted to the following.
 - A The parking lot is intended for use by the tenants of the adjacent warehouse to the south. No commuter parking or public parking use, other than employees of the neighborhood properties, shall be permitted at this facility at any time
 - B No vehicle maintenance, storage of equipment or dumping of trash or other refuse and debris shall be permitted on the site.

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- C Access to the parking lot may remain open during tenant business hours. The lot shall be locked or access shall be otherwise automatically controlled during non-tenant business hours.
 - D Any lots not used for parking must be chained and locked.
 - E The parking lot surfaces shall remain paved and in good working condition.
4. Lighting shall be required at the site and shall be directed downward toward the surface of the lot.
 5. If Lots 28 and 29, located to the north of the facility and currently owned by the Applicant, are developed in the future, the Applicant shall notify the Board, and a further proceeding shall be initiated in order to consider whether and to what extent an additional landscaped buffering between the residential and commercial land use is necessary.
 6. The Applicant shall maintain signage on the lot directing all vehicles exiting the lot to turn right on 31st Street, heading south toward V Street.
 7. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an approved impervious or pervious surface.
 8. No vehicle or any part thereof shall be permitted to project over any lot or building line, or on or over the public space.
 9. All parts of the lot shall be kept free of refuse or debris and shall be paved and landscaped. Landscaping and lawn areas shall be maintained in a healthy growing condition and in a neat and orderly appearance.
 10. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.
 11. The Applicant shall remove existing razor wire fencing which is located along the top of the existing fence around the parking lot.

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

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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', with a stylized flourish at the end.

RICHARD S. NERO, JR.
Deputy Director of Operations