

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



MAR 10 2014

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. 18633 of the National Community Church, pursuant to 11 DCMR §§ 3104 1 and 3103 2, for a special exception under § 334, a special exception from the roof structure requirements under § 411 11, a variance from the structural alteration limitations under § 334.3, a variance from the floor area ratio requirements under § 402, a variance from the lot occupancy requirements under § 403, a variance from the rear yard requirements under § 404, and a variance from the nonconforming structure provisions under § 2001 3, to allow an addition to and renovation of an existing building for a community service center, including an indoor basketball court in the R-5-A District at premises 2826 Q Street, S E. (Square 5583, Lot 804).

This application was approved subject to the following conditions.

1. The Applicant shall restrict onsite activities to those directly related to service center programs.
2. The Applicant shall ensure that the existing parking pad is repaved and striped in accordance with the applicable provisions of §§ 2115-2117

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

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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18633
EXHIBIT NO. 40
Board of Zoning Adjustment
District of Columbia
CASE NO. 18633
EXHIBIT NO. 40

BZA APPLICATION NO. 18633
CONDITIONS LETTER
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“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', with a stylized flourish at the end.

RICHARD S. NERO, JR.
Deputy Director of Operations