

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Date: FEB 12 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. 18663 of the Lab School, pursuant to 11 DCMR §§ 3104 1 and 3103 2, for a variance from the off-street parking requirements § 2101.1, a variance from the loading requirements under § 2201 1, and a special exception to allow an addition to an existing private school under § 206, in the R-1-B District at premises 4759 Reservoir Road, N W. (Square 1372, Lot 25)

This application was approved subject to the following conditions

- 1 The maximum enrollment shall be 330 students.
2. The maximum number of faculty, staff, and administrative personnel, including part-time employees shall be 182
- 3 Within 30 days of each academic year, the School shall provide to ANC 3D a report indicating current student enrollment and the number of faculty/staff.
- 4 The Lab School ("School", "Lab School", or "LSW") shall fully implement and comply with the Traffic Management Plan ("TMP") approved in Case No. 18237 and submitted as Exhibit 33 in the instant case The TMP shall mandate that no new trips be generated beyond the existing limit of 165 morning peak hour trips It shall also require that a traffic monitoring survey be performed once every semester.
- 5 Within 45 days of each traffic monitoring survey required in the TMP, the School shall provide to DDOT and ANC 3D a report indicating its compliance with the TMP. Compliance with the TMP shall be measured by whether the School maintains a morning

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Web Site

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18663
EXHIBIT NO. 39
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EXHIBIT NO. 39

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peak hour trip generation of no greater than 165 trips. If the School exceeds 165 trips during the a.m. peak period for two consecutive reporting periods, additional transportation management measures shall be triggered. Such measures shall require stringent obligations from the School to reduce the morning peak hour trip generation and may include measures such as prohibiting new staff from arriving to the campus by car. If the School still exceeds 165 trips during the morning peak period after the third consecutive survey is conducted, it must file an application with the BZA for review of the conditions of approval of this application within 30 days.

6. The Lab School shall host public meetings at least once every four months to discuss any matters of concern to the community regarding the School and to discuss possible measures for addressing such concerns. Notice of the time and location of the meetings shall be sent to the ANC, the Foxhall Community Citizens Association and the Palisades Citizens Association and posted on the School's website at least 30 days in advance.
7. In order to ensure that the removal of the on-campus parking spaces will not impact the adjacent streets or neighborhood, Lab School will maintain a minimum of 38 off-campus parking spaces, secured through leases or by other means exclusive of the use of public parking spaces. LSW will monitor its parking demand once each semester (Fall and Spring) to determine how many secured off-campus parking spaces are required to meet LSW's parking demand needs subject to the following conditions:
 - a. The parking monitoring survey shall be conducted within 30 days of the start of each semester. A report documenting results of the parking monitoring survey will be submitted to DDOT and the ANC within 45 days of the completion of the monitoring survey.
 - b. The School shall commit to a maximum parking demand threshold of 129 parked vehicles including on and off-campus parking (exclusive of public parking spaces), during the typical weekday peak hour. The number of parked vehicles within the 38-space secured off-campus parking area will be defined in the monitoring report.
 - c. If the School's actual parking demand is equal to or less than the parking demand threshold during the typical weekday peak hour for four (4) consecutive semesters (or monitoring periods), subject to DDOT and ANC approval, LSW may reduce the number of secured off-campus parking spaces by a number approved in consultation with the ANC.
 - d. If the School's actual parking demand is greater than the parking demand threshold during the typical weekday peak hour for any monitoring period, additional TMP measures must be implemented immediately. If Lab School fails for a second consecutive time, it must return to the Board for its review of the conditions of approval.

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8. The Lab School shall comply with the Construction Management Plan submitted as Exhibit 34 in the record.

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,



RICHARD S. NERO, JR.
Deputy Director of Operations