

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Office of Zoning



Date: FEB 10 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. 18676 of Mundo Verde Public Charter School, pursuant to 11 DCMR § 3103.2, for a variance from the requirement to provide additional parking spaces to increase the intensity of the use under § 2100 6, and a variance from the requirement to maintain existing required parking spaces under § 2100 10, to allow the reuse and expansion of a former public school building as a public charter school in the R-4 District at premises 44 P Street, N W. (Square 616, Lot 873)

This application was approved subject to the following conditions

- 1 The Applicant shall construct the Project and use the Property in accordance with the revised site plan included as Exhibit 36 of the Record.
2. The reduced number of staff parking spaces on the Property created by the requested variance (10 zoning compliant spaces plus six stacked spaces) will be used by the intended 75 Mundo Verde staff members.
 - a. If the Applicant determines that the spaces are underutilized by staff, the parking spaces located on the easterly boundary of the Property, adjacent to the public alley, and shown on the revised site plan, shall not be used for short-term parking except between the hours of 9 30 a.m. and 3 00 p.m. on weekdays, Monday through Friday, with no restrictions placed on these spaces on Saturdays and Sundays

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18676

EXHIBIT NO. 42
Board of Zoning Adjustment

District of Columbia

CASE NO. 18676

EXHIBIT NO. 42

BZA APPLICATION NO. 18676
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- 3 The Applicant shall not use the four parking spaces on the east side of the Property as a drop-off and pickup zone. Such spaces shall be used only for staff or short-term visitor parking. The Applicant shall actively monitor the use of the alley to ensure that drop-off and pickup activity does not take place in, or result in queuing in and/or blocking of the alley.
4. The Applicant shall implement the transportation demand management plan as follows.
 - a Provide a minimum of 24 bicycle parking spaces as well as shower facilities for staff that bike to work,
 - b Explore the addition of Capital Bikeshare and carshare locations near the property;
 - c. Prohibit teachers and staff from parking on neighborhood streets including the "school zone" proposed in front of the Property;
 - d Refrain from subsidizing or incentivizing parking for staff and faculty, and
 - e. Promote and market sustainable commuting efforts to staff and faculty.

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