

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Office of Zoning



Date: MAR 13 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. 18706 of Lawrence S. Ward and Jessica Furey, pursuant to 11 DCMR § 3104.1, for a special exception for an addition to a one-family detached dwelling under section 223, not meeting the lot occupancy (section 403) and nonconforming structure (subsection 2001.3) requirements in the R-1-B District at premises 4445 Yuma Street, N.W. (Square 1591, Lot 827).

This application was approved subject to the following conditions:

1. The Applicant, in consultation with the RiverSmart Home Program, shall implement a storm water mitigation plan that, in the RiverSmart representative's estimation, would control storm water runoff from the Applicant's property to a level of no more than what would be anticipated from the property if it had 40% lot occupancy. The plan shall also include post-renovation landscaping on the property.
2. The Applicant shall enter into an agreement with Advisory Neighborhood Commission 3E addressing mitigation measures; and the Applicant shall present the agreement in the form of conditions to the Zoning Administrator prior to acquiring the certificate of occupancy on the property.

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.

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18706

EXHIBIT NO. 35

Board of Zoning Adjustment
District of Columbia
CASE NO. 18706
EXHIBIT NO. 35

BZA APPLICATION NO. 18706
CONDITIONS LETTER
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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