

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Date, APR 4 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. 18728 of Church of Jesus Christ, pursuant to 11 DCMR § 3104.1, for a special exception to permit a child development center (120 children and 27 staff) under section 205, in the R-1-B District at premises 3456 Pennsylvania Avenue, S.E. (Square 5528, Lot 30).

This application was approved subject to the following conditions:

1. The number of children shall not exceed 120.
2. The number of employees shall not exceed 27
3. The ages of the children shall be infants through five years old.
4. The hours and days of operation shall be 6:00 a.m. to 7:00 p.m., Monday through Friday
5. The applicant shall provide 40 on-site parking spaces
6. Outdoor playtime shall be staggered so that all of the children are not on the play area at one time. Diligent efforts shall be taken by the applicant to reduce noise in the play area and when the children are escorted through the neighborhood.
7. Drop-off and pick-up of children shall occur at the entrance into the building from the parking lot. Access to the site shall be via a one-way driveway accessed by the ramp from Pennsylvania Avenue and exiting onto 38th Street.
8. All landscaping on-site shall be maintained in a neat and healthy condition

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- 9 The property shall be kept free of refuse and debris at all times. Any outdoor trash storage containers shall be screened from view by fencing or landscaping.

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