

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Date: APR 21 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. 18731 of Horizon Hill Ventures, as amended, pursuant to 11 DCMR § 3104.1 for a special exception under section 353, and pursuant to 11 DCMR § 3103.2 for variances from the parking requirements under subsection 2101.1, loading requirements under subsection 2201.1, aisle width requirements under subsection 2117.5, nonconforming structure requirements under section 2001.3, and the maximum height/number of stories limitations under section 400, to construct additions to two existing apartment buildings and renovation of a third building in the R-5-A District at the intersection of Savannah Street, S.E. and 13th Street, S.E., known as 3232-3242, 3310-3318 13th Street, S.E. and 1301-1305 Savannah Street, S.E. (Square 5914, Lot 1 and Square 5915, Lots 1 and 2).

This application was approved subject to the following conditions

- 1 The Applicant shall provide a total of 68 bicycle spaces (44 bicycle spaces are long-term which shall be covered and the remaining 24 bicycle spaces shall be short-term).
- 2 The Applicant shall allow residents of Parcel 1 to also utilize parking spaces located on Parcel 3

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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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