

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Office of Zoning



JUN 29 2012

Date: _____

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. 18272 of KS FBC, LLC, pursuant to 11 DCMR §§ 3103.2 and 3104.1, for a special exception for roof structures of unequal height pursuant to § 411, and for a variance from the height provisions under § 530, to allow the development of an apartment house as an addition to an existing church building in the DC/SP-1 and DC/SP-2 Districts at 1328 16th Street, N.W. (Square 181, Lot 163).

This application was approved subject to the following.

1. The roof deck shall be closed to residents and guests of the building from 10:00 p.m. to 8:00 a.m., Sunday through Thursday, and from 11:00 p.m. to 8:00 a.m., Friday and Saturday.
2. The Applicant shall have the flexibility to modify the mix and location of units, and to modify the design of the building to address any comments from the D.C. Historic Preservation Review Board during final review of the project so long as the modifications do not require any additional areas of zoning relief.

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

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Web Site: www.dcoz.dc.gov

BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA
CASE NO. 18272
Board of Zoning Adjustment
DISTRICT OF COLUMBIA
EXHIBIT NO. 53

BZA APPLICATION NO. 18272
CONDITIONS LETTER
PAGE NO. 2

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