GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

NOV 2 2 2004

Coggins Sandwich Corporation
616 23rd Street, N.W.
Washington, D.C.

Re: BZA Appeal No. 17249
(616 23rd Street, N.W.)

Dear Sir or Madam:

This is to advise you that a public hearing has been scheduled by the Board of Zoning Adjustment on Tuesday, January 18, 2005, at 441 4th Street, N.W., Suite 220, Washington, D.C., 20001, concerning the following appeal:

> **Appeal of Advisory Neighborhood Commission 2A**, pursuant to 11 DCMR §§ 3100 and 3112, from the administrative decision of the Zoning Administrator, Department of Consumer and Regulatory Affairs (DCRA) for the issuance of Certificate of a Occupancy Permit No. 81956 allowing a 34 seat restaurant (Coggins Sandwich Manufactory) Appellant alleges that DCRA erred by issuing the certificate of occupancy to a restaurant, a commercial use, in a residential zone district and that said permit was issued without the approval of the Public Space committee. The subject property is located in the R-5-D District. The premises in question is located at 616 23rd Street, N.W. (Square 43, Lot 26).

This case will be heard between 1:00 p.m. and 6:00 p.m.

You should be aware that items may be submitted to the Board by other individuals, organizations and government agencies both in support of and in opposition to your appeal. Approximately one week prior to the public hearing, you should review the file in your appeal so that you are prepared to respond to any issues that may be raised regarding your appeal. Further, if you are not clear about what information you must present to the Board in support of your appeal, please contact the Office of Zoning as soon as possible.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17249
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If you have any questions or require any additional information, feel free to call the Office of Zoning at (202) 727-6311.

Sincerely,

JERRILY R. KRESS, FAIA
Director

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