

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



JUL 28 2011

Jennifer Fowler, AIA
Fowler Architects
1819 D Street, S.E.
Washington, D.C. 20003

Re: BZA Application No. 18263

Dear Ms. Fowler:

Your application has been accepted as complete. You are hereby notified to appear before the Board of Zoning Adjustment (Board) on Tuesday, October 25, 2011, at 441 4th Street, N.W., Suite 220 South, Washington, D.C., 20001 for a public hearing concerning the following application:

Application of Stephanie and John Lester, pursuant to 11 DCMR §§ 1202.1, 3104.1 and 3103.2, for a special exception under section 223, to allow a two story addition to an existing one-family row dwelling and to construct a two story accessory garage not meeting the lot occupancy (section 403) requirements, a special exception from the accessory building one-story height limitation under subsection 2500.4, and a variance from the building lot control restrictions to allow apartment use of the second story of the proposed two story accessory garage under subsection 2516.1, in the CAP/R-4 District at premises 117 C Street, S.E. (Square 733, Lot 23).

The property involved in this application is located within the boundaries of Advisory Neighborhood Commission 6B. This application will be heard between 9:30 a.m. and 12:00 p.m.

PLEASE NOTE THAT A SIGN(S) MUST BE OBTAINED FROM THE OFFICE OF ZONING TO BE POSTED ON THE PROPERTY. The Board's Rules of Practice and Procedure (11 DCMR §§ 3113.14 through 3113.20) provides that the notice sign must be posted at least 15 days prior to the hearing. The posted notice must also be checked at least once every five days, and replaced when necessary. An affidavit concerning the original posting of the sign must be filed with the Board at least 5 days prior to the hearing. The sign and the affidavit should be picked up from the Office of Zoning, Suite 200 South, 441 4th Street, N.W., Washington, D.C. 20001. Please call the Office of Zoning in advance to order your sign(s) to assure that the sign(s) will be ready when you come to pick them up.

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You should be aware that letters and other documents may be submitted to the Board by other individuals, organizations and government agencies both in support of and in opposition to your application. At least one week prior to the public hearing, you should review the file in your application so that you are prepared to respond to any issues that may be raised regarding your application.

Further, if you are not clear about what information you must present to the Board in support of your application, please contact the Office of Zoning as soon as possible. If you have any questions or require any additional information, please call Richard S. Nero, Jr., Deputy Director of Operations at (202) 727-6311.

SINCERELY,

A handwritten signature in black ink, appearing to read "Jamison L. Weinbaum", with a stylized flourish at the end.

JAMISON L. WEINBAUM
Director, Office of Zoning