

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



AUG 25 2011

John L. Acker
4225 Bar Harbor Place
Bowie, Maryland 20720

Re: BZA Application No. 18275

Dear Mr. Acker:

Your application has been accepted as complete. You are hereby notified to appear before the Board of Zoning Adjustment (Board) on Tuesday, November 15, 2011, at 441 4th Street, N.W., Suite 220 South, Washington, D.C., 20001 for a public hearing concerning the following application:

Application of Potomac Avenue LLC pursuant to 11 DCMR §§ 3103.2 and 3104.1, for a special exception for a change of nonconforming use allowing a coffee shop on the first floor under subsection 2003.1, and a variance from the use provisions to allow a pet supply store on the second floor of an existing two story building under subsection 350.1, in the R-5-B District, at premises 1200 Potomac Avenue, S.E. (Square 1021, Lot 34).

The property involved in this application is located within the boundaries of Advisory Neighborhood Commission 2E. This application will be heard between 1:00 p.m. and 6:00 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.

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.

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

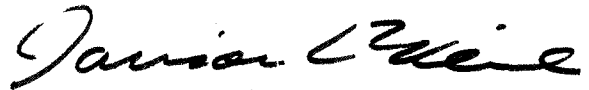
BOARD OF ZONING ADJUSTMENT
District of Columbia
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Further, if you are not clear about what information you must present to the Board in support of your application, please contact the Office of Zoning as soon as possible. If you have any questions or 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, reading "Jamison L. Weinbaum". The signature is written in a cursive style with a large, stylized "J" and "W".

JAMISON L. WEINBAUM
Director, Office of Zoning