

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



SEP 19 2011

John T. Epting
Cary R Kadlecek
Goulston & Storrs
1999 K Street, N.W., Suite 500
Washington, D.C. 20006

Re: BZA Application No. 18287

Dear Mr. Epting and Ms. Kadlecek:

Your application has been accepted as complete. You are hereby notified to appear before the Board of Zoning Adjustment (Board) on Tuesday, December 13, 2011, at 441 4th Street, N.W., Suite 220 South, Washington, D.C., 20001 for a public hearing concerning the following application:

Application of CAS Riegler Real Estate Development, pursuant to 11 DCMR §§ 3104.1, and 3103.2, for a variance from the lot occupancy requirements under subsection 772.1, a variance from the closed court requirements under section 776, a variance from the nonconforming structure provisions under subsection 2001.3, a variance from the street frontage limitations on eating/drinking establishments under subsection 1901.6, and a special exception from the rear yard provisions under subsection 774.2, for an addition to and conversion of an existing building to a mixed-use residential building with ground floor retail in the ARTS/C-3-A District at premises 1324 14th Street, N.W. (Square 211, Lot 32).

The property involved in this application is located within the boundaries of Advisory Neighborhood Commission 2F. 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.

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
CASE NO. 18287
EXHIBIT NO. 18

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BZA APPLICATION NO. 18287
PAGE NO. 2

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 case.

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 the Office of Zoning at (202) 727-6311.

SINCERELY,



RICHARD. S. NERO, JR.
Acting Director, Office of Zoning