

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



DEC 16 2011

Kyrus L. Freeman
Holland & Knight LLP
2099 Pennsylvania Avenue, N.W., Suite 100
Washington, D.C. 20006

Re: BZA Application No. 18313

Dear Mr. Freeman:

Your application has been accepted as complete. You are hereby notified to appear before the Board of Zoning Adjustment (Board) on Tuesday, March 20, 2012, at 441 4th Street, N.W., Suite 220 South, Washington, D.C., 20001 for a public hearing concerning the following application:

Application of 14th Street Apartments, on Behalf of Irwin Edlavitch, pursuant to 11 DCMR §§ 3104.1 and 3103.2, for a variance from the off-street parking requirements under subsection 2101.1, a variance from the compact space requirements under subsection 2115.2, a variance from the loading requirements under subsection 2201.1, a special exception allowing multiple roof structures with walls of unequal height under subsection 411.11, to allow the construction of a new residential building with ground floor retail use in the ARTS/C-3-A District at premises 1326 and 1334 14th Street, N.W. (Square 211, Lots 864 and 867).

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

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.

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

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18313

EXHIBIT NO. 18

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

SINCERELY,

A handwritten signature in black ink, appearing to read "R. Nero, Jr.", is written over the printed name.

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