

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



APR 13 2012

Mary Carolyn Brown
Holland & Knight LLP
2099 Pennsylvania Avenue, N.W., Suite 100
Washington, D.C. 20006

Re: BZA Application No. 18375

Dear Ms. Brown:

Your application has been accepted as complete. You are hereby notified to appear before the Board of Zoning Adjustment (Board) on Tuesday, July 10, 2012, at 441 4th Street, N.W., Suite 220 South, Washington, D.C., 20001 for a public hearing concerning the following application:

Application of Florida Avenue Residential LLC, pursuant to 11 DCMR §§ 3103.2 and 3104.1, for variances from the required standards for rear yard (section 774), lot occupancy (section 772), off-street parking (section 2101) and loading facilities (section 2201), and special exception relief pursuant to section 1906, from the streetwall requirements under subsection 1903.3, and the roof structure requirements under subsection 770.6, to allow the development of a six-story mixed-use residential building with ground floor retail/service uses in the Arts/C-2-B District at premises 710 Florida Avenue, N.W. (Square 416, Lot 31).

The property involved in this application is located within the boundaries of Advisory Neighborhood Commission 1B. 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 case.

Telephone: (202) 727-6311

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

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

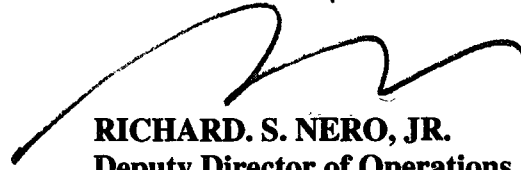
BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18375
EXHIBIT NO. 20
Board of Zoning Adjustment
District of Columbia
CASE NO. 18375
EXHIBIT NO. 20

BZA APPLICATION NO. 18375
PAGE NO. 2

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.', with a stylized, sweeping flourish extending from the end.

RICHARD. S. NERO, JR.
Deputy Director of Operations
Office of Zoning