

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



SEP 28 2012

Leila Batties
Holland & Knight LLP
800 17th Street, N.W., Suite 1100
Washington, D.C. 20006

Re: BZA Application No. 18456

Dear Ms. Batties,

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

Application of West End Residential Properties LLC, on behalf of the District of Columbia, pursuant to 11 DCMR § 3104.1 and 3103.2, for a variance from the public space requirements under section 633, a variance from the court requirements under section 638, a variance from the off-street parking requirements under subsection 2101.1, and a variance from the loading requirements under subsection 2201.1, and special exception approval from the roof structure provisions under subsections 411.5, and 630.4, to allow a mixed-use project that consists of a new fire station at the ground level, recreational or commercial use, and an apartment house in the CR District at premises 2225 M Street, N.W. (Square 50, Lot 822).

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

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18456

EXHIBIT NO. 18

Board of Zoning Adjustment
District of Columbia
CASE NO.18456
EXHIBIT NO.18

BZA APPLICATION NO. 18456

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.
Deputy Director of Operations
Office of Zoning