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November 27, 2012

GEORGE R. KEYS, JR.*

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OF COUNSEL:

HAROLD E. JORDAN

VIA E-MAIL TRANSMISSION

bzasubmissions@dc.gov

Richard S. Nero, Jr.

Deputy Director of Operations

Office of Zoning

441 Fourth Street, N.W. – Room 210 South

Washington, D.C. 20004

Re: BZA Application Nos. 18503 and 18505

Dear Rick:

This firm represents Keystar Spring Place LL and Anabel Pestana who have filed the above-referenced variance applications on November 19, 2012 and November 26, 2012, respectively. For the sake of efficiency these applications should be consolidated to be heard at the same time, since they involve proposed rental apartment properties that will be operated as a collective whole, will have a common ownership and are separated from each other only by a 25-foot wide public right-of-way, Bull Place, N.W. You have advised me that Application No. 18503 has already been noticed for public hearing on February 5, 2013, and that the likely date for public hearing for Application No. 18505 is February 26, 2013. Unless you are able to consolidate the two cases for the earlier date, we could accept having both cases heard on February 26, 2013. As you explained to me, Application No. 18503 would remain on the calendar for February 5, 2013, but would be continued to the later hearing date.

Please advise me whether the Applicant would need to be present for the February 5, 2013 public hearing, or whether the continuance and consolidation could be handled by written motion to the Board and whether this letter would suffice for that purpose.

Very truly yours,


George R. Keys, Jr.

cc: Keystar Spring Place LLC
Advisory Neighborhood Commission 4B

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18503

EXHIBIT NO. 21

Board of Zoning Adjustment
District of Columbia
CASE NO. 18503
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