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OF COUNSEL

HAROLD E. JORDAN

February 19, 2013

VIA E-MAIL TRANSMISSION

bzasubmissions@dc.gov

Richard Nero

Deputy Director of Operations

D.C. Office of Zoning

441 4th Street, N.W. – Room 210 South

Washington, D.C. 20001

RECEIVED
D.C. OFFICE OF ZONING
2013 FEB 20 AM 10:14Re: Affidavits of Posting - BZA Application Nos. 18503 and 18505

Dear Mr. Nero:

This firm represents Keystar Spring Place LLC and Anabel Pestana (the "Applicant"), the owners of the real property in the above-referenced cases. Enclosed for filing are the Affidavits of Posting (Form 145) and attached photographs showing the placards in place at the subject property.

Very truly yours,



George R. Keys, Jr.
Counsel for the Applicant

Enclosures

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18505EXHIBIT NO. 28

Board of Zoning Adjustment
District of Columbia
CASE NO. 18505
EXHIBIT NO. 28

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

FORM 145 – AFFIDAVIT OF POSTING

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated.

(Name of person posting the property)

Bruce Levin

, being first duly sworn, do hereby depose and say that:

On	February 6, 2013	at	10:30 am	I caused	Two (2)
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Zoning Sign(s) furnished by the Office of Zoning to be posted on private property known as:

(address or premises)

7051-7053 Spring Place N.W.

In plain view of the public on the following street frontages:

I caused to be taken,	(no. of photos) 2	photograph(s), attached hereto, of the Zoning Sign(s) in place which fairly depict each
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Zoning Sign as seen by the public. The photographs are numbered and correspond to the following street frontages:

Photograph No.	Street Frontage
1	On telephone pole at southern end of property facing Spring Place, N.W. at public alley
2	On tree at southwestern corner of property facing Springf Place, N.W.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.

(D.C. Official Code § 22-2405)

Date:	February 19, 2013	Signature:	
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Subscribed and sworn to before me this	(date) 19	day of	(month) (year) February, 2013
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Catherine Easter

Notary Public, D.C.

My commission expires on:	(date) March 14, 2017
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PUBLIC NOTICE
OF
BOARD OF ZONING ADJUSTMENT
HEARING
APPLICATION NO.
18505
OF

Keystar Spring Place LLC
THE BOARD OF ZONING ADJUSTMENT OF THE
DISTRICT OF COLUMBIA WILL HOLD A PUBLIC
HEARING IN SUITE 2204, ONE FIFTH
SQUARE, 441 4TH STREET, N.W. ON
AT 11:00 a.m. TO CONSIDER A REQUEST FOR

Application of Keystar Spring Place LLC, a limited liability company, for a Special Use Variance from the District of Columbia Zoning Ordinance, Chapter 25, Section 25-101, for the purpose of establishing a new use in the District of Columbia. The application is for a Special Use Variance from the District of Columbia Zoning Ordinance, Chapter 25, Section 25-101, for the purpose of establishing a new use in the District of Columbia. The application is for a Special Use Variance from the District of Columbia Zoning Ordinance, Chapter 25, Section 25-101, for the purpose of establishing a new use in the District of Columbia.

For more information, please contact the Board of Zoning Adjustment at 202-724-2000 or visit the Board's website at www.bza.dc.gov. The Board's website also contains information regarding the public hearing process and the Board's decision-making process. The Board's website also contains information regarding the public hearing process and the Board's decision-making process.

THIS NOTICE IS NOT A GUARANTEE OF THE BOARD'S DECISION. THE BOARD'S DECISION IS FINAL AND NOT SUBJECT TO REVIEW BY THE DISTRICT OF COLUMBIA.

BZA No. 18505
Photograph #1
SW corner facing Spring
Place NW

PUBLIC NOTICE

OF BOARD OF ZONING ADJUSTMENT HEARING

APPLICATION NO.

18505

OF

Keystar Spring Place, LLC

THE BOARD OF ZONING ADJUSTMENT OF THE
DISTRICT OF COLUMBIA WILL HOLD A PUBLIC
HEARING IN SAID ZONING ONE JUDICIAL
SQUARE 441 4th STREET, N.W. ON 12/21/12
AT 11:00 AM TO CONSIDER A PROPOSAL FOR

Notice of Public Hearing: The Board of Zoning Adjustment of the District of Columbia will hold a public hearing on the application for a zoning adjustment for the property located at 441 4th Street, N.W. The hearing will be held on December 21, 2012 at 11:00 AM. The purpose of the hearing is to consider a proposal for a zoning adjustment for the property located at 441 4th Street, N.W. The Board of Zoning Adjustment is the authority that has the final say on whether or not to grant the zoning adjustment. The Board will consider the proposal and make a decision on whether or not to grant the zoning adjustment. The Board will also consider any objections that may be filed by the public. The Board will hold a public hearing on the application for a zoning adjustment for the property located at 441 4th Street, N.W. The hearing will be held on December 21, 2012 at 11:00 AM. The purpose of the hearing is to consider a proposal for a zoning adjustment for the property located at 441 4th Street, N.W. The Board of Zoning Adjustment is the authority that has the final say on whether or not to grant the zoning adjustment. The Board will consider the proposal and make a decision on whether or not to grant the zoning adjustment. The Board will also consider any objections that may be filed by the public.

The Board of Zoning Adjustment of the District of Columbia is the authority that has the final say on whether or not to grant the zoning adjustment. The Board will consider the proposal and make a decision on whether or not to grant the zoning adjustment. The Board will also consider any objections that may be filed by the public.

NOTICE: THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING ON THE APPLICATION FOR A ZONING ADJUSTMENT FOR THE PROPERTY LOCATED AT 441 4th STREET, N.W. ON 12/21/12 AT 11:00 AM. THE PURPOSE OF THE HEARING IS TO CONSIDER A PROPOSAL FOR A ZONING ADJUSTMENT FOR THE PROPERTY LOCATED AT 441 4th STREET, N.W. THE BOARD OF ZONING ADJUSTMENT IS THE AUTHORITY THAT HAS THE FINAL SAY ON WHETHER OR NOT TO GRANT THE ZONING ADJUSTMENT. THE BOARD WILL CONSIDER THE PROPOSAL AND MAKE A DECISION ON WHETHER OR NOT TO GRANT THE ZONING ADJUSTMENT. THE BOARD WILL ALSO CONSIDER ANY OBJECTIONS THAT MAY BE FILED BY THE PUBLIC.

BZA No. 18505
Photograph #2
S corner facing Spring
Place NW