

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



MAY 23 2013

Edward L. Donohue, Esq.
Donohue Stearns
801 North Fairfax Street, Suite 209
Alexandria, Virginia 22314

Re: BZA Application No. 18596

Dear Mr. Donohue,

Your application has been accepted as complete. You are hereby notified to appear before the Board of Zoning Adjustment (Board) on Tuesday, July 30, 2013, at 441 4th Street, N.W., Suite 220 South, Washington, D.C., 20001 for a public hearing concerning the following application:

Application of Community Three Development LLC, pursuant to 11 DCMR § 3103.2, for a variance from the lot occupancy requirements under section 772, a variance from the rear yard requirements under section 774, a variance from the off-street parking requirements under subsection 2101.1, and a variance from the parking space size requirements under subsections 2115.2 and 2115.4, to allow the construction of a new mixed-use development in the Arts/C-3-A District at premises 2200-2202 14th Street, N.W. (Square 202, Lots 33, 827 and 828).

The property involved in this application is located within the boundaries of Advisory Neighborhood Commission 1B. This application will be heard at 9:30 a.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. 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.

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

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18596

EXHIBIT NO. 19

Board of Zoning Adjustment
District of Columbia
CASE NO. 18596
EXHIBIT NO. 19

BZA APPLICATION NO. 18596

SINCERELY, .

A handwritten signature in black ink, consisting of a large, stylized 'R' followed by a horizontal line and a small flourish.

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