

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



BZA APPLICATION NO: 18760

As Deputy Director of Operations of the Office of Zoning, I certify and attest that the letters of notice have been prepared and mailed to all owners of property within 200 feet of the subject property based on the list of owners submitted by the Applicant as required by the instructions on the BZA Application Form 120, as well as the ANC Chairperson, ANC Single Member District representative and the City Council Member for the Ward of the subject application.

ATTESTED BY:


RICHARD S. NERO, JR.
Deputy Director of Operations

DATE: MAR 20 2014

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18760
EXHIBIT NO. 25

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



MAR 20 2014

APPLICATION NUMBER 18760
TO WHOM IT MAY CONCERN

Notice is hereby given that the Board of Zoning Adjustment will hold a public hearing at 441 4th Street, N.W., Suite 220 South, Washington, D C , 20001 on Tuesday, May 20, 2014, on the following application

Application of Channel Square Housing LLC, pursuant to 11 DCMR § 3103.2, for a variance from use provisions to allow nonprofit office use under subsection 320 3, in the R-3 District at premises (portion of the first floor)(1412 4th Street, S W (Square 547, Lot 24).

At the public hearing, all interested persons will be given an opportunity to express their views. However, in lieu of appearing at the hearing you may also submit written views about this case. All written views should be sent to the address below, and must be received by the Board before the hearing on the case is concluded. Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. If you are unsure of what it means to participate as a party and would like more information on this, please contact the Office of Zoning at dcoz@dc.gov or at (202) 727-6311.

Persons seeking party status shall file with the Board, not less than 14 days prior to the date set for the hearing, a Form 140 – Party Status Request form, a copy of which may be downloaded from the Office of Zoning's website at: <http://dcoz.dc.gov/services/app.shtm>. This form may also be obtained from the Office of Zoning at the address stated. This application is located within the boundaries of Advisory Neighborhood Commission 6D. This application will be heard at 9.30 a.m. If you have any questions about this application, please call the Office of Zoning on (202) 727-6311, or visit the office at 441 4th Street, N W , Suite 200 South, Washington, D C 20001. Please refer to the application number when you write or call about this case.

SINCERELY,

A large, stylized handwritten signature in black ink, appearing to read "R. Nero".

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

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18760
EXHIBIT NO. 24

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



MAR 20 2014

Advisory Neighborhood Commission 6D
P O Box 77876
Washington, D C 20013-7787

Re: BZA Application No. 18760

Dear Advisory Neighborhood Commission 6D:

This is to advise you that a public hearing has been scheduled by the Board of Zoning Adjustment to consider the following application that is located within the boundaries of your ANC area

Application of Channel Square Housing LLC, pursuant to 11 DCMR § 3103.2, for a variance from use provisions to allow nonprofit office use under subsection 320.3, in the R-3 District at premises (portion of the first floor)(1412 4th Street, S W (Square 547, Lot 24)

The hearing will be held on Tuesday, May 20, 2014, at 441 4th Street, N W , Suite 220 South, Washington, D C 20001 This application will be heard at 9 30 a m

You are advised that 11 DCMR Section 3115.1 sets out certain requirements related to reports of ANCs, and specifically that Section 3115 requires that the written report of the ANC be filed with the Board at least seven days in advance of the hearing Form 129 – Advisory Neighborhood Commission (ANC) Report, a copy of which may be downloaded from the Office of Zoning's website at <http://dcoz.dc.gov/services/app.shtm> is the preferred mechanism to complete this report In the alternative, you can review Section 3115, which states the required information for the written report Information on the procedures which will govern consideration of this case is also available from the Office of Zoning, in Suite 200 South, 441 4th Street, N W., Washington, D C 20001 The telephone number for the Office of Zoning is (202) 727-6311 If you wish to forward comments in writing directly to the Board, such comments should be addressed to the Board of Zoning Adjustment at 441 4th Street, N W , Suite 200 South, Washington, D C 20001.

SINCERELY,

A large, stylized handwritten signature in black ink, appearing to read 'Richard S. Nero, Jr.'.

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

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18760
EXHIBIT NO. 23

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

Government of the District of Columbia
Board of Zoning Adjustment



MAR 20 2014

George R. Keys, Jr., Esq.
Jordan & Keys PLLC
910 17th Street, N.W., Suite 317
Washington, D.C. 20006-2604

Re: BZA Application No. 18760

Dear Mr. Keys

Your application has been accepted as complete. You are hereby notified to appear before the Board of Zoning Adjustment (Board) on Tuesday, May 20, 2014, at 441 4th Street, N.W., Suite 220 South, Washington, D.C., 20001 for a public hearing concerning the following application:

Application of Channel Square Housing LLC, pursuant to 11 DCMR § 3103.2, for a variance from use provisions to allow nonprofit office use under subsection 320.3, in the R-3 District at premises (portion of the first floor)(1412 4th Street, S.W. (Square 547, Lot 24)

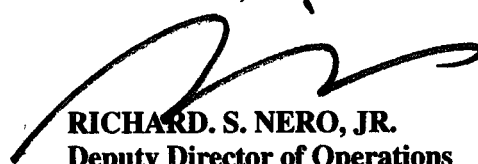
The property involved in this application is located within the boundaries of Advisory Neighborhood Commission 6D. This application will be heard at 9:30 a.m.

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.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18760
EXHIBIT NO. 22

SINCERELY,



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

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