

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



Mary Carolyn Brown
Holland & Knight LLP
800 17th Street, N.W., Suite 1100
Washington, D.C. 20006

Re: BZA Application No. 18778

Dear Ms. Brown:

Your application has been accepted as complete. You are hereby notified to appear before the Board of Zoning Adjustment (Board) on Tuesday, June 17, 2014, at 441 4th Street, N.W., Suite 220 South, Washington, D.C., 20001 for a public hearing concerning the following application:

Application of KJ Florida Avenue Property, LLC, pursuant to 11 DCMR §§ 3104.1 and 3103.2, for a variance from the loading requirements (section 2201.1) and special exception relief from the height requirements (section 1402.1) and the roof structure requirements (sections 411 and 770.6), to allow the construction of a new multiple-unit residential building in the RC/C-2-B District at 1711 Florida Avenue, N.W. (Square 2562, Lot 95).

NOTE: This case was filed electronically through the Interactive Zoning Information System ("IZIS") and all submission must be made via IZIS. You can access and file documents for this case through IZIS at <http://app.dcoz.dc.gov>.

The property involved in this application is located within the boundaries of Advisory Neighborhood Commission 1C. 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.

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

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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,

A handwritten signature in black ink, appearing to read 'R. Nero, Jr.', with a stylized flourish at the end.

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