

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



AUG 21 2014

John Epting, Esq.
Cary Kadlecsek, Esq.
Goulston & Storrs
1999 K Street, N.W., Suite 500
Washington, D.C. 20006

Re: BZA Application Nos. 18852 and 18853

Dear Sirs,

Your application has been accepted as complete. You are hereby notified to appear before the Board of Zoning Adjustment (Board) on Wednesday, November 5, 2014, at 441 4th Street, N.W., Suite 220 South, Washington, D.C., 20001 for a public hearing concerning the following applications:

Application No. 18852 of SB Urban LLC, pursuant to 11 DCMR §§ 3104.1 and 3103.2, for variances from the court (section 776.3), lot occupancy (section 2604.2) and special exceptions from parking spaces for historic resources (section 2120.6) and roof structure provisions (section 411.11), to allow a new apartment community in the C-2-A District at premises 90 Blagden Alley, N.W. (Square 368, Lot 165); and,

Application No. 18853 of SB Urban LLC, pursuant to 11 DCMR §§ 3104.1 and 3103.2, for variances from the side yard (section 775.5) and parking section 2101.1) and a special exceptions from roof structure provisions (section 411.11), to allow a new apartment community in the C-2-A District at premises 91 Blagden Alley, N.W. (Square 368, Lot 164).

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 2F. 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

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

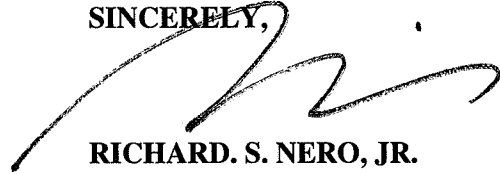
Web Site: www.dcoz.dc.gov

BZA APPLICATION NOS. 18852 and 18853

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.

SINCERELY,

A handwritten signature in black ink, appearing to read "R. Nero", with a long horizontal stroke extending to the left.

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