



MAY 07 2015

TO WHOM IT MAY CONCERN

Re: BZA Application No. 19030

Notice is hereby given that the Board of Zoning Adjustment (Board) has tentatively placed the following application on its Expedited Review Calendar for a decision without a public hearing on **Tuesday, July 21, 2015 at 9:30 am**, at the Jerry R. Kress Memorial Hearing Room, One Judiciary Square, at 441 4th Street, N W , Suite 220 South, Washington, D.C , 20001, concerning the following application:

Application of Raul Falconi, pursuant to 11 DCMR § 3104.1 for a special exception under § 223, not meeting the minimum lot area and width requirements under § 401, the rear yard requirements under § 404.1, and the open court requirements under § 406.1, to allow the expansion of a third-story to convert an existing three-story, one-family dwelling into a flat in the R-4 District at premises 1826 12th Street N W (Square 275, Lot 51)

WHY YOU ARE RECEIVING THIS NOTICE

An Applicant in your neighborhood is seeking zoning relief for a project or use that is not provided as a matter of right for the zoning district, and must be found to conform to the provisions contained in § 223 of the Zoning Regulations of the District of Columbia (Regulations). The Regulations also require that notification of the request be provided to property owners within 200 feet of the subject property indicated in the application, based on DC Office of Tax and Revenue records.

HOW TO FAMILIARIZE YOURSELF WITH THE CASE

In order to review exhibits in the case, follow these steps:

- Visit the Office of Zoning (OZ) website at www.dcoz.dc.gov
- Under "Featured Services", click on "Case Records"
- Enter the BZA application number indicated above and click "Go".
- The search results should produce the case. Click "View Details"
- On the right-hand side, click "View Full Log"
- This list comprises the full record in the case. Simply click "View" on any document you wish to see, and it will open a PDF document in a separate window.

REMOVAL FROM EXPEDITED REVIEW CALENDAR

If after reviewing the application materials you wish for the case to be removed from the Expedited Review Calendar and scheduled for a public hearing, you should visit the Interactive Zoning Information System (IZIS) on our website at <http://app.dcoz.dc.gov> and click on "Participating in an Existing (ZC or BZA) Case". From here you may provide a written submission requesting that the Board schedule the case for a public hearing or file a request for party status in opposition to the application. These requests must be made at least 14 days prior to public meeting listed above. The Board may deny a request to remove an application if the proffered testimony is irrelevant.

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.19030
EXHIBIT NO.21

REFERRAL TO GOVERNMENT AGENCIES

This case is located within the boundaries of **Advisory Neighborhood Commission (ANC) 1B**. The ANC may require the Applicant to appear at the next regularly scheduled ANC meeting to present their case. You may wish to visit <http://anc.dc.gov> to find contact information for your ANC to find out if or when the Applicant is scheduled to appear.

If you have questions about this application, please call OZ at 202-727-6311 and refer to the BZA application number listed at the top of the notice.

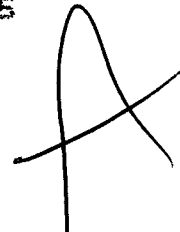
SINCERELY,

A handwritten signature in black ink, appearing to read 'S. Varga', with a stylized flourish extending to the right.

**STEPHEN VARGA, AICP, LEED Green Assoc.
Senior Zoning Specialist
Office of Zoning**

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N W SUITE 200-S/210-S
WASHINGTON, D C 20001
OFFICIAL BUSINESS
PENALTY FOR MISUSE

GOV DISTRICT
MID-200
12 MAY 15
PM 44



NICOLE L STREETER
3308 ROCKY MOUNT RD
FAIRFAX, VA 22031-3072

NIXIE 207 SE 1 8605/19/15

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 20001271441 *0817-02245-15-42

20001@2714

