GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Jonathan L. Farmer , Esquire
Griffin, Farmer, Tarby and Murphy, LLP
1912 Sunderland Place, N.W.
Washington, D.C. 20036

MAR 1 2 2002

Re: BZA Application No. 16869

Dear Mr. Farmer

You are hereby notified to appear before the Board of Zoning Adjustment on Tuesday, April 30, 2002, at 441 4th Street, N.W., Suite 220, Washington, D.C., 20001 for a public hearing concerning the following application:

> **Application of Kings Creek, LLC**, pursuant to 11 DCMR § 3103.2, for a variance from the floor area ratio requirements under section 402, a variance from the lot occupancy requirements under section 403, and a variance from the nonconforming structure provisions under section 2001.3, and pursuant to 11 DCMR § 3104.1, a special exception to exceed the height provisions (section 1402) of the Reed-Cooke Overlay District under section 1403, to construct an addition to an existing building for a mixed-use (residential and existing retail) development in the RC/R-5-B District at premises 2329 Champlain Street, N.W. (Square 2563, Lot 103).

This case is in Advisory Neighborhood Commission 1C. Cases in this area will be heard between 1:00 p.m. and 6:00 p.m. All cases will be heard in the order listed on the public hearing agenda

PLEASE THAT A SIGN MUST BE OBTAINED FROM THE OFFICE OF THE BOARD OF ZONING ADJUSTMENT TO BE POSTED ON THE PROPERTY. The Rules of Practice and Procedure provide that such a 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 can be picked up from the Office of Zoning, Suite 210, 441 4th Street, N.W.

You should be aware that items may be submitted to the Board by other individuals, organizations and government agencies both in support of and in opposition to your application. Approximately one week prior to the public hearing, you should review the file in your

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application so that you are prepared to respond to any issues that may be raised regarding your application. 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, feel free to call the Office of Zoning at (202) 727-6311.

Sincerely,

JERRILY R. KRESS, FAIA
Director

Applicants