GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Richard B. Nettler, Esquire
Jeannine Rustad Zigner, Esquire
Robins, Kaplan, Miller and Ciresi
1801 K Street, N.W., Suite 1200
Washington, D.C. 20006

MAY 3 1 2002

Re: BZA Application No. 16907

Dear Mr. Nettler & Ms. Zigner:

You are hereby notified to appear before the Board of Zoning Adjustment on Tuesday, July 23, 2002, at 441 4th Street, N.W., Suite 220, Washington, D.C., 20001 for a public hearing concerning the following application:

> **Application of U.S. Property Development Corporation,** pursuant to 11 DCMR § 3104.1, for a special exception from the ground floor retail requirements under section 1901, and pursuant to 11 DCMR § 3103.2, for a variance from the lot occupancy requirements under section 772, and a variance from the residential recreation space requirements under section 773, to allow a mixed use (residential and retail) development in the Arts/C-3-A District at premises 1522-1526 14th Street, N.W. (Square 209, Lot 98).

This case is in Advisory Neighborhood Commission 2F. This case will be heard between 1:00 p.m. and 6:00 p.m.

PLEASE NOTE 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 application so that you are prepared to respond to any issues that may be

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EXHIBIT NO.18
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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

cc: Applicants