GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

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FEB 0 4 2003

Benny L. Kass, Esquire
Richard P. Schmitt, Esquire
Kass, Mitek and Kass, PLLC
1150 17th Street, N.W., 1100
Washington, D.C. 20036

Re: BZA Appeal No. 16995
800 4th Street, S.W.

Dear Gentlemen:

You are hereby notified to appear before the Board of Zoning Adjustment on Tuesday, March 25, 2003, at 441 4th Street, N.W., Suite 220, Washington, D.C., 20001 for a public hearing concerning the following appeal:

> **Appeal of Council of Co-Owners of the Capitol Park Two Condominium,** pursuant to 11 DCMR §§ 3100 and 3101, from The administrative decision of Robert Kelly, Zoning Administrator, Department of Consumer and Regulatory Affairs (DCRA) for the issuance of Building Permit No. B448124, for the construction of two, six (6) story additions to a nine-story apartment building. Appellant alleges that DCRA erred by issuing the building permit as the proposed building exceeds the maximum allowable building height and floor area ratio requirements under sections 400 and 402, respectively. The subject property is located in the R-5-C District at premises 800 4th Street, S.W. (Square 540, Lot 106).

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

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 appeal. Approximately one week prior to the public hearing, you should review the file in your appeal so that you are prepared to respond to any issues that may be raised regarding your appeal. Further, if you are not clear about what information you must present to the Board in support of your appeal, please contact the Office of Zoning as soon as possible.

BZA
Case No. 16995
Exhibit No. 20

Board of Zoning Adjustment
District of Columbia
CASE NO. 16995
EXHIBIT NO. 20

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: Potomac Place Land, LLC
c/o F. Russell Hines
1155 Connecticut Avenue, N.W., Suite 700
Washington, D.C. 20036