GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

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FEB 2 1 2003

Andrea M. Bagwell, Esquire
Harmon, Wilmot and Brown, LLP
1010 Vermont Avenue, N.W., Suite 810
Washington, DC 20005

Re: BZA Application No. 17004

Dear Ms. Bagwell:

You are hereby notified to appear before the Board of Zoning Adjustment on Tuesday, April 15, 2003, at 441 4th Street, N.W., Suite 220, Washington, D.C., 20001 for a public hearing concerning the following application:

> **Application of Penny Platt**, pursuant to 11 DCMR § 3103.2, for a variance from the minimum lot area requirements under subsection 401.3, to allow the conversion of an existing flat into a three (3) unit apartment house in the R-4 District at premises 244 and 244-A 12th Street, S.E. (Square 1015, Lot 213).

This case is in Advisory Neighborhood Commission 6B. This case will be heard between 9:30 a.m. and 12:00 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 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.

BZA
Case No. 17004
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO. 17004
EXHIBIT NO. 23

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: Applicant