GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

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JUL 3 1 2003

Craig Ellis, Esquire
1436 Fenwick Lane
Silver Spring, Maryland 20910

Re: BZA Application No. 17059

Dear Mr. Ellis:

You are hereby notified to appear before the Board of Zoning Adjustment on Tuesday, September 30, 2003, at 441 4th Street, N.W., Suite 220, Washington, D.C., 20001 for a public hearing concerning the following application:

> **Application of Sam Homes, LLC**, pursuant to 11 DCMR § 3103.2, for a variance from the use provisions under subsection 201.1, a variance from the minimum lot area and lot width requirements under section 401, and a variance from the minimum side yard requirements under section 405, to allow the construction of two single family semi-detached and one single family row dwelling in the SSH (Sixteenth Street Heights)/R-1-B District at premises 1340, 1342, and 1332 ½ Montague Street, N.W. (Square 2796, Lot 46).

This case is in Advisory Neighborhood Commission 4A. 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. 17059
Exhibit No. 17

Board of Zoning Adjustment
District of Columbia
CASE NO. 17059
EXHIBIT NO. 17

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