

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



DEC 17 2003

Anne Hughes Hargrove, Zoning Chair
Kalorama Citizens Association
1827 Belmont Road, N.W.
Washington, D.C. 20009

Re: **BZA Appeal No. 17109**
(1819 Belmont Road, N.W.)

Dear Ms. Hargrove:

You are hereby notified to appear before the Board of Zoning Adjustment on Tuesday, February 17, 2004, at 441 4th Street, N.W., Suite 220, Washington, D.C., 20001 for a public hearing concerning the following appeal:

Appeal of Kalorama Citizen's Association, pursuant to 11 DCMR §§ 3100 and 3101, from the administrative decision of David Clarke, Director, Department of Consumer and Regulatory from the issuance of Building Permit Nos. B455571 and B455876, dated October 6, 2003, and October 16, 2003, respectively, to Montrose, LLC, to adjust the building height to 70 feet and to revise penthouse roof structure plans to construct a five story apartment house in the R-5-D District. Appellant alleges that the under construction building is in violation of the building height, floor area ratio and roof structure set-back requirements of the Zoning Regulations. The subject property is located at 1819 Belmont Road, N.W. (Square 2551, Lot 45).

This hearing will be held on Tuesday, February 17, 2004, in Suite 220, 441 4th Street, N.W., Washington, D.C. 20001. 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.

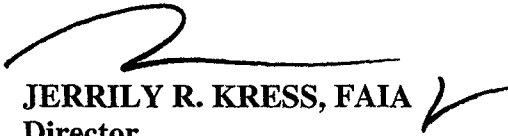
BZA

Case No. 17109
Exhibit No. 18
441 4th Street, N.W., Suite 210-S, Washington, DC 20001 (202) 727-6311

Board of Zoning Adjustment
District of Columbia
CASE NO. 17109
EXHIBIT NO. 18

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: Montrose, LLC

appealhr17109/ljp