GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

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MAY 25 2004

Jacques B. DePuy, Esquire
Stephanie A. Baldwin, Esquire
Greenstein, DeLorme and Luchs, P.C.
1620 L Street, N.W., Suite 900
Washington, D.C. 20036

Re: BZA Application No. 17192

Dear Mr. DePuy and Ms. Baldwin:

You are hereby notified to appear before the Board of Zoning Adjustment (Board) on Tuesday, July 20, 2004, at 441 4th Street, N.W., Suite 220 South, Washington, D.C., 20001 for a public hearing concerning the following application:

Application of the National Capital Revitalization Corporation, pursuant to 11 DCMR § 3104.1, for special exceptions pursuant to sections 353 (New Residential Development) and 2516 (Theoretical Lots) , and pursuant to 11 DCMR § 3103.2, a variance from the floor area ratio requirements under section 402, a variance from the lot occupancy requirements under section 403, a variance from the rear yard requirements under section 404 and a variance from the theoretical lot requirements under subsection 2516.5(b), to construct 209 single-family row dwellings in the R-5-A District for property bounded by Fort Lincoln Drive, N.E., 31st Place, N.E., South Dakota Avenue, N.E., and 33rd Place, N.E. (Square 4325, Lots 38, 39 and 40).

The property involved in this application is located within the boundaries of Advisory Neighborhood Commission 5A. This application will be heard between 1:00 p.m. and 6:00 p.m.

PLEASE NOTE THAT A SIGN(S) MUST BE OBTAINED FROM THE OFFICE OF ZONING TO BE POSTED ON THE PROPERTY. The Board's Rules of Practice and Procedure (11 DCMR §§ 3113.14 through 3113.20) provides that the notice sign 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 should be picked up from the Office of Zoning, Suite 210 South, 441 4th Street, N.W., Washington, D.C. 20001.

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EXHIBIT NO. 20

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You should be aware that letters and other documents may be submitted to the Board by other individuals, organizations and government agencies both in support of and in opposition to your application. At least 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.

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