GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

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MAY 2 5 2004

Douglas J. Patton, Esquire
Lindsley Williams
Holland and Knight, LLP
2099 Pennsylvania Avenue, N.W.
Washington, D.C. 20006

Re: BZA Application No. 17197

Dear Mr. Patton and Mr. Williams:

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 1600 Fourteenth Street Limited Partnership**, pursuant to 11 DCMR §§ 3103.2 and 3104.1 for a variance to reduce the requirements to provide residential recreation space under section 773, a special exception to reduce the requirement to dedicate at least 50 percent of the ground floor to service or retail uses under subsection 1901.1, and under subsection 1901.6, a special exception from the restrictions allowing more than 25 % of the retail frontage along Fourteenth Street to be eating or drinking establishments and, in the a special exception to allow a roof structure whose walls would not be of equal height or have all walls removed from the edge of the building at a distance at least as great as the height of that roof structure under sections 777 and 411, and a variance to allow the elevator shaft to exceed the height limit of roof structures under subsection 1902.1(a) in the Arts/C-3-A District at premises 1401 Q Street, N.W. and 1602-4 14th Street, N.W. (Square 208, Lots 11, 139, 800 and 801).

The property involved in this application is located within the boundaries of Advisory Neighborhood Commission 2F. 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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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

cc: Applicant