GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

SEP 0 2 2004

Ralph Jewell
4231 Hunt Club Circle, #1024
Fairfax, Virginia 22033

Re: BZA Application No. 17236

Dear Mr. Jewell:

You are hereby notified to appear before the Board of Zoning Adjustment (Board) on Tuesday, November 16, 2004, at 441 4th Street, N.W., Suite 220 South, Washington, D.C., 20001 for a public hearing concerning the following application:

> **Application of B&F LLC**, pursuant to 11 DCMR § 3103.2, for a variance from the lot area requirements under section 401, to allow the construction of a new single-family detached dwelling in the R-5-A District at premises 2828 R Street, S.E. (square 5584, Lot 118).

The property involved in this application is located within the boundaries of Advisory Neighborhood Commission 7B. This application will be heard between 9:30 a.m. and 12:00 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 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 should be picked up from the Office of Zoning, Suite 210 South, 441 4th Street, N.W., Washington, D.C. 20001.

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.

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If you wish to forward comments in writing directly to the Board, such comments should be addressed to the Board of Zoning Adjustment at 441 4th Street, N.W., Suite 210 South, Washington, D.C. 20001.

SINCERELY,

JERRILY R. KRESS, FAIA
Director

Enclosure