GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

OCT 2 0 2004

Andrew F. Fernebok
Fast Track Permit Services
19824 Bazzellton Place
Montgomery Village, Maryland 20886

Re: BZA Application No. 17254

Dear Mr. Fernebok:

You are hereby notified to appear before the Board of Zoning Adjustment (Board) on Tuesday, December 14, 2004, at 441 4th Street, N.W., Suite 220 South, Washington, D.C., 20001 for a public hearing concerning the following application:

> **Application of Laurel Cappa**, pursuant to 11 DCMR § 3103.2, for variances from the floor area ratio requirements under section 402, the lot occupancy requirements under section 403, the minimum court area requirements under section 406, and the nonconforming structure provisions under section 2001.3, and a variance from the rear yard limitation for accessory buildings under subsection 2500.3, to allow the construction of a accessory storage shed with roof deck in the rear yard of a flat in the DC/R-5-B District at premises 1817 Riggs Place, N.W. (Square 133, Lot 142).

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

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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