NOTICE

In early December, 2004, you received notice from the Board of Zoning Adjustment for the District of Columbia of the Application of Dud LLC, pursuant to 11 DCMR §3103.2, for a variance from the lot width requirements under § 401.3, to allow the construction of two semi-detached, single-family dwellings in the R-2 District at premises 556 and 558 48th Place, N.W. (Square 4145-S, Lots 17 and 18). It has subsequently been determined that placing a parking pad in the rear of each of the properties is not feasible since the alley to the rear of the properties is not paved, therefore making access to the rear parking pad impracticable. The Applicant hereby notifies you that at the February 1, 2005 BZA hearing it will also be requesting a variance of § 2101.1 of the Zoning Regulations requiring one parking space for each dwelling unit. The variance will seek to waive the requirement of one (1) parking space for each property.

The only other alternative for the Applicant is to request a curb cut and put a garage in the front of the property. This would make the proposed construction inconsistent with the neighboring properties and the curb cuts would reduce the amount of parking available on the street.

Sincerely,

Craig Ellis

Craig Ellis, Esquire

BZA
Case No. 17278
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO.17278
EXHIBIT NO.24

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing **NOTICE** was mailed first-class, postage prepaid on this 21st day of January, 2005 to:

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