GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

DEC 16 2004

John Ray, Esquire
Manatt, Phelps & Phillips
700 12th Street, N.W., 11th Floor
Washington, D.C. 20005

Re: BZA Application No. 17282

Dear Mr. Ray:

Your application has been accepted as complete. You are hereby notified to appear before the Board of Zoning Adjustment (Board) on Tuesday, February 8, 2005, at 441 4th Street, N.W., Suite 220 South, Washington, D.C., 20001 for a public hearing concerning the following application:

> **Application of DAG Real Estate Holding Company LLC**, pursuant to 11 DCMR § 3104.1, for a special exception to enlarge a gasoline service station /mini-mart store under sections 726.1 and 2302, and a special exception to use an adjoining structure as a fast-food restaurant under subsection 733.1, in the C-2-A District at premises 3101-3103 Rhode Island Avenue, N.E. (Square 4308, Lot 45).

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 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.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17282
EXHIBIT NO. 22

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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