GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

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APR 2 5 2005

Stephen N. Gell, Esquire
1101 30th Street, N.W., 5th Floor
Washington, D.C. 20007

Re: BZA Application No. 17341

Dear Mr. Gell:

Your application has been accepted as complete. You are hereby notified to appear before the Board of Zoning Adjustment (Board) on Tuesday, June 28, 2005, at 441 4th Street, N.W., Suite 220 South, Washington, D.C., 20001 for a public hearing concerning the following application:

> **Application of Simon Bell and John Roegner**, pursuant to 11 DCMR § 3103.2, for a variance from the lot occupancy requirements under section 403, a variance from the rear yard requirements under section 404, a variance from the court requirements under section 406, and a variance from the nonconforming structure provisions under sub-section 2001.3, to allow a rear addition to a single-family row dwelling in the R-4 District at premises 919 Westminster Street, N.W. (Square 362, Lot 199).

The property involved in this application is located within the boundaries of Advisory Neighborhood Commission 1B. 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.

BZA
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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