



# Advisory Neighborhood Commission 1B

Government of the District of Columbia

2000 14<sup>TH</sup> Street N.W., Suite 100B

Washington, DC 20009

Myla Moss, 1B01, Chairperson – Juan Lopez, 1B07, Vice Chairperson

Lauren McKenzie, 1B09, Secretary – James Turner, 1B08, Treasurer

Alexandra Lewin-Zwerdling, 1B02 – Sedrick Muhammad, 1B03 – Deborah Thomas, 1B04

Mary Streett, 1B05 – Tony Norman, 1B10 - E. Gail Anderson Holness 1B11

September 17, 2012

Board of Zoning Adjustments  
c/o Office of Zoning  
Government of the District of Columbia  
One Judiciary Square  
441 4th Street NW, Suite 210S  
Washington, DC 20001

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Dear Members of the Board,

Please be advised that Advisory Neighborhood Commission 1B, at its regularly scheduled September 6th public meeting at which a quorum was present, unanimously voted to support the design for 1932 9th Street, NW.

The design is for a four-story mixed use development that will include retail, residential (9 units total), and art studios. HPRB has approved the design and the Owner, PT2SO, LLC, is now applying for two variances and one special exception from the Board of Zoning Adjustment. The primary variance is for an increase in lot occupancy from 80% to 88% under subsection 772.1. The second variance is from the rear yard requirements under subsection 774.7(b). This property is unique in that it fronts 9th Street and 9 1/2th Street, NW and there is no rear yard. The special exception is for the roof structures under subsection 411.3.

We recommended to the BZA the approval of the development and support the relief being sought on the above mentioned variances and special exception.

Sincerely,

Myla Moss  
Chairperson

Lauren McKenzie  
Secretary

copied by email: CM Graham,, Alex Lewin-Zwerdling, Gregory Kearley

BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 18397

EXHIBIT NO. 37

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18397  
EXHIBIT NO.37