



ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
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January 7, 2012

(Via email only to bzasubmissions@dc.gov)

Board of Zoning Adjustment
441 4th Street, NW
Room 210S
Washington, D.C. 20001

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18477
EXHIBIT NO. 31

RECEIVED
D.C. OFFICE OF ZONING
2013 JAN -8 AM 8:30

Re: BZA Case No. 18477
Adbo 14th Street, LLC
1400 14th Street, N.W.
Square 210, Lots 82, 102, & 800

Dear Members of the Board:

At a duly called public meeting on December 5, 2012, and with a quorum present and acting throughout, Advisory Neighborhood Commission 2F ("ANC 2F") voted unanimously (5-0) to advise your Board to approve the pending requests for the following:

1. a variance from the setback requirement under Section 1902.1(b);
2. a variance from the off-street parking requirements under Section 2101.1;
3. and a special exception from the rear yard requirement under Section 774.2 at 1400-1404 14th Street, NW (Square 210, Lots 82, 102, & 800).

The applicant has demonstrated that the project is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and that it will not tend to affect adversely the use of neighboring properties.

Based upon its thorough review, ANC 2F advises the Board to approve the variance and special exception requests as submitted and, pursuant to District of Columbia Code §1-309.10,

urges the Board to accord great weight to its advice so that the proposed development may proceed forward.

Respectfully submitted,

A handwritten signature in black ink that reads "Matt Raymond". The signature is fluid and cursive, with a large, sweeping loop at the end of the last name.

Matt Raymond
Vice Chairman, ANC 2F

cc: *(Via Email Only)*
Jennifer Dusek, executive director, ANC 2F
Walt Cain, Commissioner-Elect, ANC 2F-02
Jyh-Mei Lee, Abdo Development