



**Government of the District of Columbia
Advisory Neighborhood Commission 1B**

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April 4th, 2013

Board of Zoning Adjustment
441 4th Street, NW
Suite 210
Washington, DC 20001

Re: Support of Zoning Variances for 2200-2202 14th Street, NW and 1405 W Street, NW (Square 202, Lots 33, 827, and 828)

Dear Board Members,

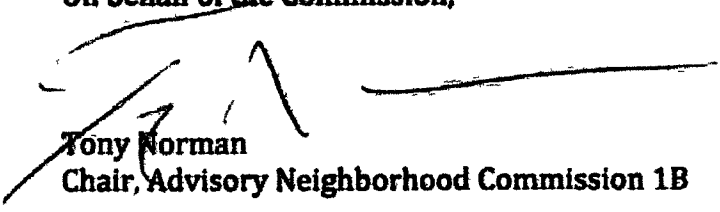
On March 18, 2013, Community Three Development (C3D) presented its plans to ANC 1B's Design Review Committee concerning the redevelopment of three lots located at 2200-2202 14th Street, NW and 1405 W Street, NW (Square 202, Lots 33, 827, and 828) into a new mixed-use building. C3D is seeking relief from the following requirements:

- 1) Lot Coverage - an increase in maximum residential lot coverage up to 92.5% coverage.
- 2) Parking - a reduction in the required number of parking spaces per dwelling unit to 1 space for every 4.5 dwelling units.
- 3) Rear yard - a reduction in the required minimum rear yard size to nine (9) feet.

The ANC1B Design Review Committee voted to recommend to ANC1B to support C3D's three requests for variance relief.

On April 4th, 2013, at a regularly scheduled and properly noticed meeting, with a quorum present, ANC1B subsequently voted unanimously to support C3D's request for relief from the three above zoning requirements.

On behalf of the Commission,


Tony Norman
Chair, Advisory Neighborhood Commission 1B

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18596
EXHIBIT NO. 8

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