



**ADVISORY NEIGHBORHOOD COMMISSION 2F**  
**Government of the District of Columbia**  
**5 Thomas Circle, NW, Washington, D.C. 20005**  
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**Commissioners**

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**Adam Beebe, Executive Director**

December 15, 2014

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

Re: 1218 9<sup>th</sup> St. NW  
Variance Relief

Dear Members of the Board:

Please be advised that ANC 2F, at its regularly scheduled December 10, 2014 public meeting, at which a quorum was present and voting throughout, voted unanimously to support the parking and FAR variance requests associated with the renovation and construction at 1218 9<sup>th</sup> St. NW.

The ANC used the factors detailed in §§774.3 – 774.6 of the Zoning Act in considering this request and based on conversations with and presentations by the applicant, the ANC and its Community Development Committee are satisfied that the applicant's proposal meets the requirements for parking and FAR variance relief as noted in the Zoning Act.

On the basis of the foregoing, the Commission finds that there is no substantial detriment to the public good or adverse impact to the Zone Plan and that the proposed development will substantially improve the use of the land. The ANC therefore urges the BZA, pursuant to District of Columbia Code §1-309.10, to accord great weight to its advice and grant the above referenced variance relief, pursuant to §3103.2 of the Zoning Regulations (11 DCMR §3103.2).

Sincerely,

Walt Cain  
Vice Chairman  
ANC 2F

CC (via email only): Adam Beebe, ANC 2F  
Andrea Gourdine, Douglas Development