

# Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564  
Holland & Knight LLP | www.hklaw.com

Leila M. Jackson Batties  
(202) 419-2583  
leila.batties@hklaw.com

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**Via E-mail: anc2Foffice@gmail.com**

Advisory Neighborhood Commission 2F  
5 Thomas Circle, NW  
Washington, DC 20005

**Re: Jemal's 9<sup>th</sup> Street Gang of 3, LLC / 1216-1226 9<sup>th</sup> Street, NW  
BZA Case No. 18905 / Notice of Amended Parking Relief**

Dear Members of ANC 2F:

As you may know, the public hearing for the above-referenced zoning case was heard before the Board of Zoning Adjustment ("BZA") on March 10<sup>th</sup>. The application originally included a variance from the parking requirements in Section 2101 of the Zoning Regulations in order to permit 0 off-street parking spaces where 14 are required for the project proposed at 1216-1226 9<sup>th</sup> Street, NW.

Through our prehearing statement, dated February 24, 2015, the application was amended to request special exception approval, pursuant to Section 2120.6 of the Zoning Regulations, in order to permit 0 off-street parking spaces where 21 are required for the project. This increase in the required number of parking spaces is due to the fact that (i) the original calculation did not include the increase in cellar floor area, which was always proposed for the project; (ii) a portion of the building is proposed for office use instead of retail; and (iii) there was slight change in the floor area of the building between the original application and the February 24<sup>th</sup> submission.

The purpose of this letter is to advise ANC 2F of the amended request for parking relief. On December 15, 2014, ANC 2F issued a letter in support of the project as originally proposed. We respectfully request the ANC's continued support of the application, notwithstanding the amended request for parking relief, given that the applicant is unable to provide any parking spaces on site.

Thank you for your considerate attention to this matter. If you have any questions or concerns, please do not hesitate me.

Sincerely yours,

HOLLAND & KNIGHT LLP



Leila M. Jackson Batties

LMJ:lsn

cc: Commissioner John Fanning, Chair (via email: johnjfanning2@yahoo.com)  
Commissioner Charlie Bengel, SMD ANC 2F-06 (via email: 2F06@anc.dc.gov)  
Board of Zoning Adjustment (via email: bzasubmissions@dc.gov)  
Mr. Ahmed Ait-Ghezala (via email: aademha@gmail.com)  
Ms. Barbara Schauer (via email: basdon937@gmail.com)