



FocusWorks

FocusWorks, LLC
12138 Central Ave., Suite 571
Bowie, MD 20721
202-615-7474

February 26, 2018

To Whom It May Concern:

FocusWorks, LLC who is the owner of 400 Newcomb Street, SE is requesting a variance to allow the permitting and construction of our project as outlined in these BZA submission documents.

The building is currently used (and has an Occupancy Certificate) as a 4-unit apartment building; however, we have submitted a request for a subdivision with 402 Newcomb Street. The proposed development is converting the existing six (6) rental apartments from one (1) bedroom to two (2) bedroom units.

A representative for FocusWorks, LLC met with the local ANC on October 19, 2017 to let them know of the projects and our intent to apply for a BZA Variance. Also, we have spoken to Chairperson, Mary Cuthbert who has scheduled a follow up hearing with the ANC on March 7, 2018.

The application packages for 400 Newcomb Street were mailed to the Office of Planning and ANC 8C on February 26, 2018.

Regards,

Valerie A. Sanderlin
Managing Member
Real Estate Developer