

BAYLOR & JACKSON, P.L.L.C.

Attorneys at Law

April 13, 2005

Board of Zoning Adjustment
441 4th Street, N.W., Suite 210-S
Washington, D.C. 20036

RE: Zoning Application Case #17315

Dear Sirs/Madams:

The purpose of this letter is to notify the Board of Zoning Adjustments that in addition to the variances that were applied for upon the original submission of this application, our client hereby requests that a parking variance be added and considered to the submission. In addition, the applicant is supplementing the application with two letters of support and additional drawings.

The parking variance will include twelve (12) parking spaces, but some of the spaces will be located on more than one lot. The benefit of this parking variance is that it maximizes the number of off-street parking spaces for the proposed homeowners. Furthermore, all of the property will be a part of the condominium project. Moreover, this parking plan provides for flexibility in the assignment of spaces for the homeowners and maximizes the space in the back of the project.

The attached letters of support were provided upon the completion of a full presentation to the authors of the letters. It is very important to also acknowledge that this project has received full community support. Please note that the proposed parking variance was also included in the presentations and were contemplated when the community prepared their letters of support. In addition, please review a copy of the parking variance drawings as well as the supplemental letter that the applicant sent to all of the residents within 200 feet of the project placing those residents on notice of the additional parking variance request as well as requesting their comments.

Thank you for your consideration.

Respectfully submitted,


Brynne K. Baylor, Esquire

BKB:nmc
Enclosures

1025 Connecticut Avenue, N.W.
Suite 1000
Washington, D.C. 20036

BZA
Case No. 17315
Exhibit No. 39

Tel: (202) 332-7200
Fax: (202) 828-1246
Web: <http://www.baylorjackson.com>
EXHIBIT NO. 39

RECEIVED
D.C. DEPT. OF ZONING
2005 APR 14 PM 12:54

BAYLOR & JACKSON, P.L.L.C.

Attorneys at Law

April 13, 2005

FILE COPY

Homeowner within 200 Feet of
The Property Located at
1220 – 1234 4th Street, N.W.
Washington, D.C. 20001

RE: Supplemental Zoning
Requests for Parking Variance
Application Case #17315
1220 – 1234 4th Street, N.W.

Dear Neighbor:

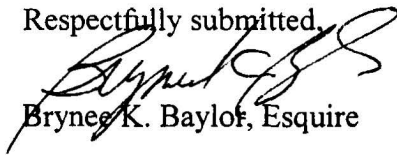
The purpose of this letter is to notify you that in addition to the requested zoning variances that we have applied for, we are also requesting a parking variance in the rear of the development.

The parking variance that we are requesting will include thirteen parking spaces, but some of the spaces will be located on more than one lot. The benefit of this parking variance is that it maximizes the number of off-street parking spaces for the proposed homeowners. Furthermore, all of the property will be a part of the condominium project. Moreover, this parking plan provides for flexibility in the assignment of spaces for the homeowners and maximizes the space in the back of the project.

It is very important to acknowledge that this project has received full community support. We hope that you will also support this variance because we believe that this project that we have developed will be very beneficial to the community.

Thank you for your time and consideration.

Respectfully submitted,


Brynne K. Baylor, Esquire

BKB: nmc

Enclosures

Advisory Neighborhood 2C Commission
PO Box 26182, Ledroit Park Station
Washington, DC 20001
Phone: (202) 387-1596

April 6, 2005

Jerrily R. Kress, FAIA
Director
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210-S
Washington, DC 20001

RE: Support of BZA Case # 17315 (1220, 1234 & 1236 4th ST NW Washington DC 20001)

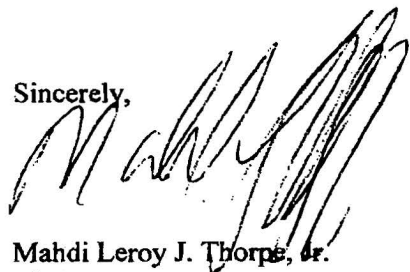
Jerrily R. Kress:

Advisory Neighborhood 2C Commission reviewed and fully supports Collins Development's BZA case # 17315 for zoning variances related to the development effort occurring at 1220, 1234 and 1236 4th St NW.

BZA Case # 17315 received unanimous quorum approval on April 6, 2005 during Advisory Neighborhood 2C Commission Public Meeting held at the Kennedy Recreation Center (1401 7th street, NW). Attended by commissioners:

ANC	Name	Address
2C01	Alexander Padro	1519 8th Street, NW Washington, DC 20001
2C02	Mahdi Leroy J. Thorpe, Jr.	1704 5th Street, NW Washington, DC 20001
2C03	Doris Brooks	612 Emmanuel Ct., NW #204 Washington, DC 20001
2C04	Barbara Curtis	1301 7th Street, NW #510 Washington, DC 20001

Sincerely,



Mahdi Leroy J. Thorpe, Jr.
Chairman
P: 202-387-1596