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January 8, 2016

VIA IZIS AND HAND-DELIVERY

Mr. Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
One Judiciary Square
441 4th Street, N.W.
Second Floor
Washington, D.C. 20001

**Re: Applicant's Supplemental Post-Hearing Submission
Zoning Commission Case No. 14-24
Map Amendment from R-4 to R-5-B
Parking Dimension Variance
Square 2848, Lots 39, 40, 72 and 838**

Dear Chairman Hood and Members of the Commission:

On behalf of 1900 11th Street, N.W. LLC (the "Applicant"), please accept this Supplemental Post-Hearing Submission providing the additional response requested by the Office of Zoning staff.

Specifically, the follow-up question has been asked whether the Zoning Commission could "accept" a recorded covenant if offered by the Applicant. In this case, the Commission lacks authority to require a recorded covenant and the Applicant does not believe it is necessary or appropriate to voluntarily offer a recorded covenant. Further, the objective sought can be more readily achieved based on the Commission's authority to impose conditions on the Map Amendment and/or variance by granting approval tied to the plans submitted in the record, including specifically the massing and configuration of the proposed R-5-B apartment building which maintains the open court and setback from the adjacent Kenyon Coop building.

Mr. Anthony J. Hood, Chairman
January 8, 2016
Page 2

Thank you for the opportunity to provide this additional response and the Applicant will respond to any further questions raised by the Commission.

Sincerely,



John Patrick Brown



Kate M. Olson

Electronically

cc: Mr. Kent C. Boese (1A08@anc.dc.gov), Chair ANC1A
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