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VIA IZIS AND HAND DELIVERY

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

**Re: Revised Minor Modification Plans - Z.C. Case No. 06-04E
1600 North Capitol Street, NW (Square 3100, Lot 48)**

Dear Members of the Commission:

On behalf of Florida & Q Street, LLC (the “Applicant”), owner of property located at 1600 North Capitol Street, NW (Square 3100, Lot 48) (the “Property”), we hereby submit revised penthouse plans (the “Revised Plans”) in support of the Applicant’s request for minor modification of the architectural plans and elevations approved pursuant to Z.C. Order No. 06-04C, dated November 18, 2013, and effective on December 27, 2013.

At its public meeting held on July 11, 2016, the Commission considered the Applicant’s request to modify the use and design of the previously approved penthouse, including the addition of penthouse habitable space, and to increase the height of the parapet by eight (8) inches to accommodate the green roof areas and roof terrace paving while still meeting the 3’-6” parapet height required by building code. The Applicant’s request was made pursuant to 11 DCMR, §§411.24 and 3030.1, which allows placement of the request on the Commission’s consent calendar for consideration as a minor modification.

During its discussion of the subject application, the Commission questioned whether the 1:1 setback requirement was met along portions of the penthouse at the rear of the building. Specifically, the Commission requested the Applicant to modify the proposed penthouse plan such that the eight-foot portion of the penthouse containing screened mechanical equipment and the portion of the habitable penthouse adjacent to the closed court provided the required 1:1 setback.

As shown on the Revised Plans, attached hereto as Exhibit A, the Applicant has made the modifications to the proposed penthouse plan to address the Commission’s comments. Specifically, per the Commission’s request, the Applicant has revised the proposed penthouse plan to provide a 1:1 setback along the rear of the building, including along the portion of the building where the closed court and rear yard meet. The attached revised penthouse roof plans shall replace

ZONING COMMISSION
District of Columbia
CASE NO.06-04E
EXHIBIT NO.6

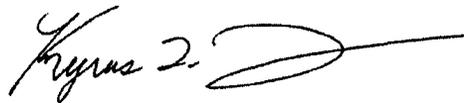
Sheets A-3.7A and A-3.8A of the Minor Modification Plans submitted as part of the Applicant's initial application (included as Exhibit 1G of the case record).

The Applicant respectfully requests the Commission to approve the subject application, as modified by the revised penthouse plans attached hereto, at its July 20, 2016, special public meeting

Thank you for your consideration of this request.

Respectfully submitted,

HOLLAND & KNIGHT LLP

A handwritten signature in black ink, appearing to read "Kyrus L. Freeman", with a long horizontal flourish extending to the right.

Kyrus L. Freeman

Enclosures

cc: Advisory Neighborhood Commission 5E (via Email)
Karen Thomas, DC Office of Planning (via Email)