



Cary R. Kadlec
ckadlec@goulstonstorr.com
202-721-1113 Tel

December 17, 2012

VIA EMAIL

D C Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001

Re BZA Case No. 18463 – Applicant's Post-Hearing Revisions and Proposed Conditions

Dear Members of the Board

At the conclusion of the public hearing for the above-referenced case, the Board asked us to try to work out a final compromise with the ANC on the number of units proposed for the site. After listening to the ANC's concerns at the hearing and after further conversations with the ANC, we are pleased to report that we have agreed to reduce the number of units that we are requesting. We still believe that 25 units is the appropriate number given the constraints imposed by the building at the site; however, in the spirit of compromise, we have amended our plans to reduce the number of units to 23 (20 in the school and three attached townhouses). This number matches that supported by the ANC. The enclosed plans replace some of the plans in Exhibit 25 of the record. Only the enclosed sheets replace those already contained in Exhibit 25; otherwise the plans remain the same.

Our proposed conditions for approval are also enclosed. These conditions are commensurate with the parking mitigation measures discussed during the public hearing.

This case is now ready for approval. The Office of Planning supports the project, the ANC now supports the proposed number of units, and there is no opposition. We request that the Board approve this application and issue a summary order.

Sincerely,



Cary R. Kadlec

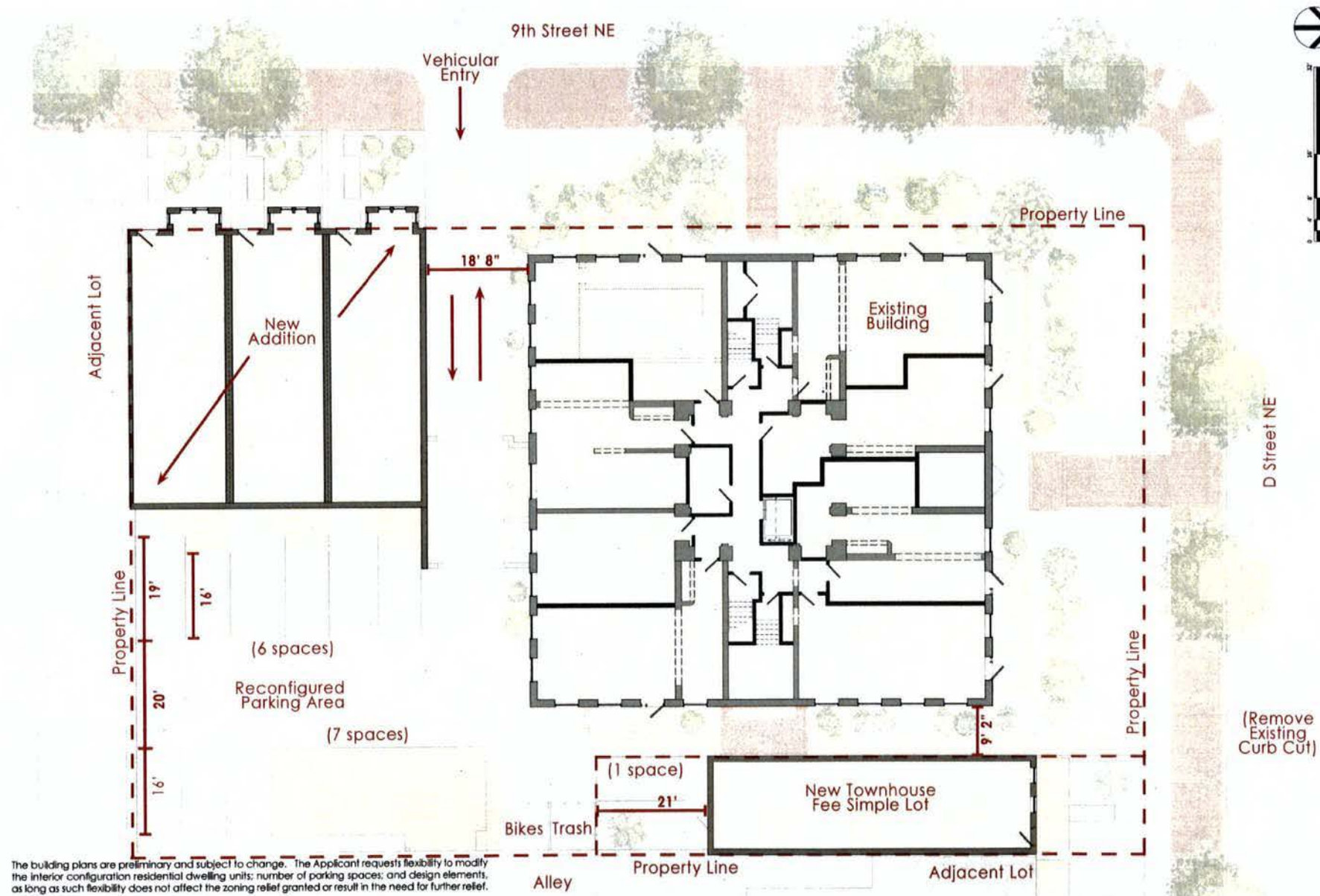
Enclosures
DCDCS17064980 1

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18463

EXHIBIT NO. 35

RECEIVED
D.C. OFFICE OF ZONING
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11-27-12

CAS Riegler
ditto
residential

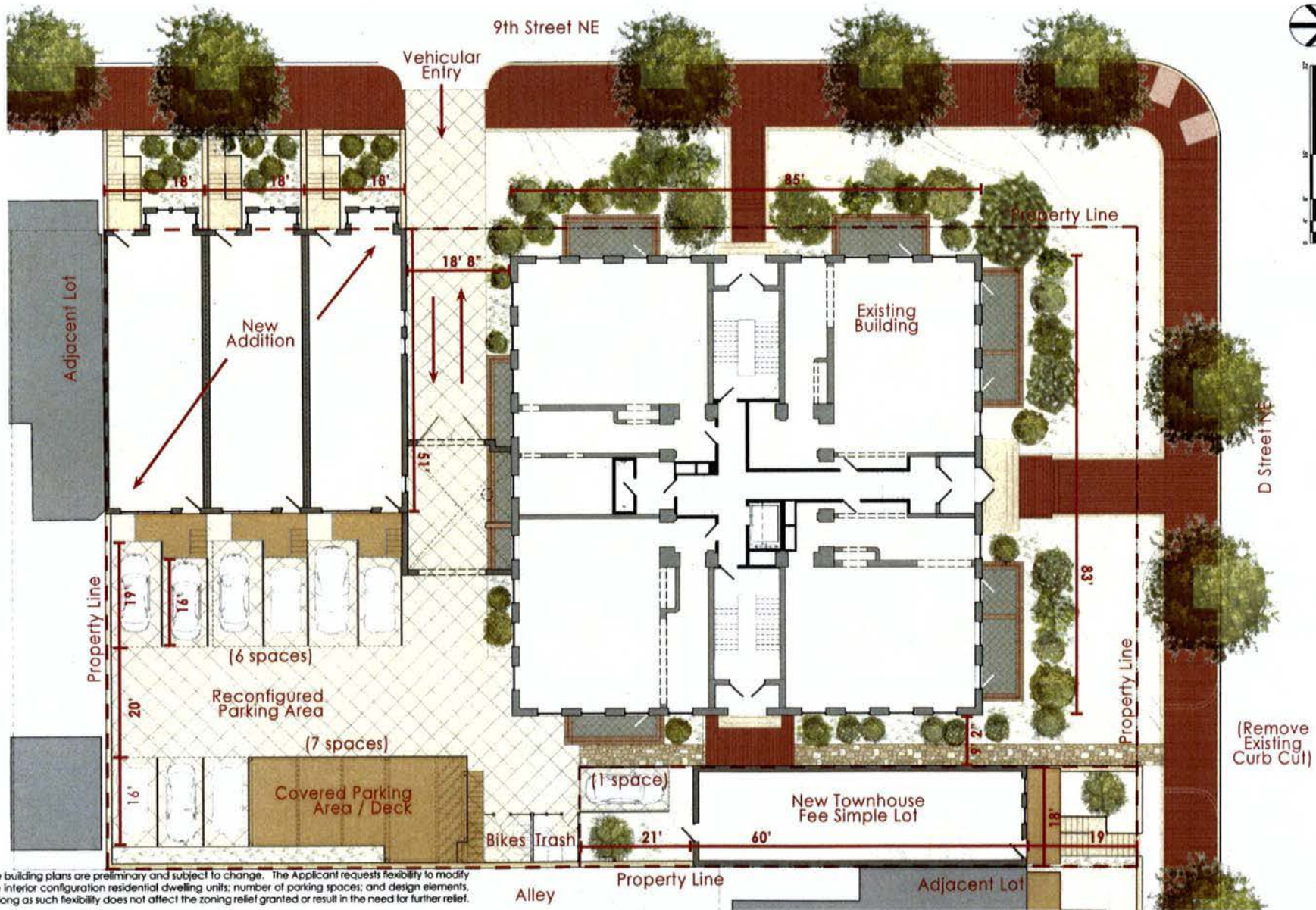
Edmonds School

901 D Street NE

07 Ground Floor Plan

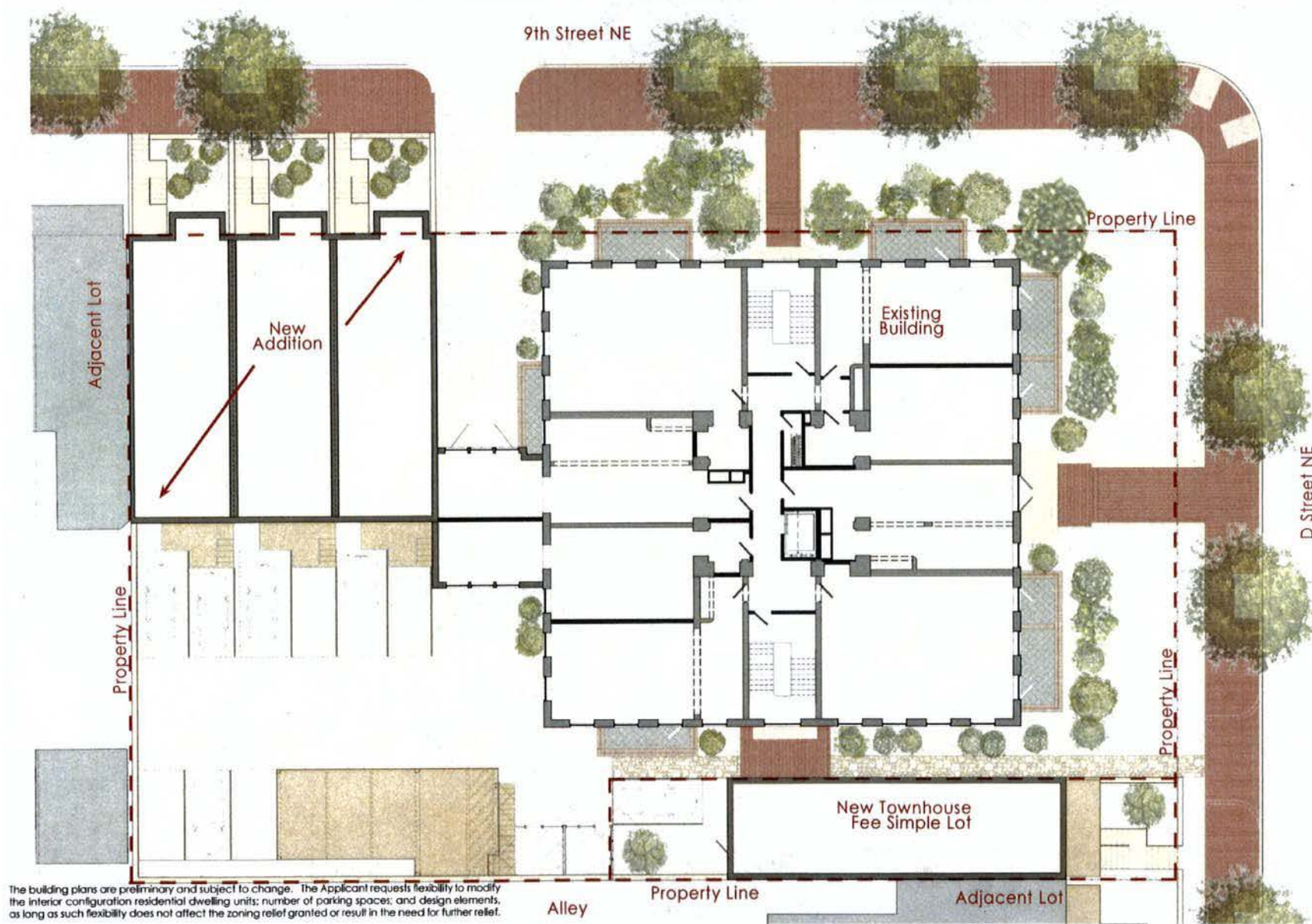
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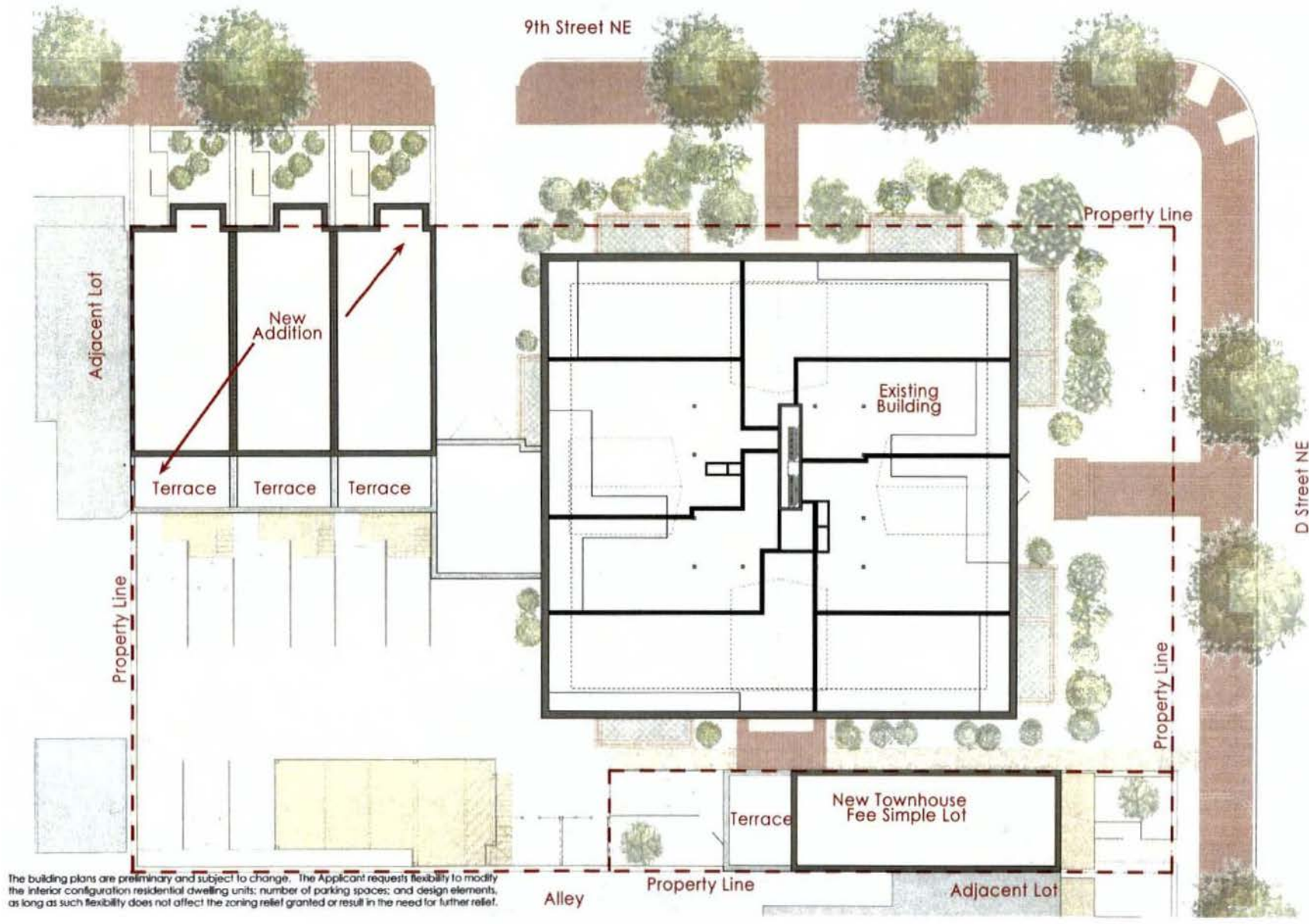


11-27-12

Edmonds School



The building plans are preliminary and subject to change. The Applicant requests flexibility to modify the interior configuration residential dwelling units; number of parking spaces; and design elements, as long as such flexibility does not affect the zoning relief granted or result in the need for further relief.

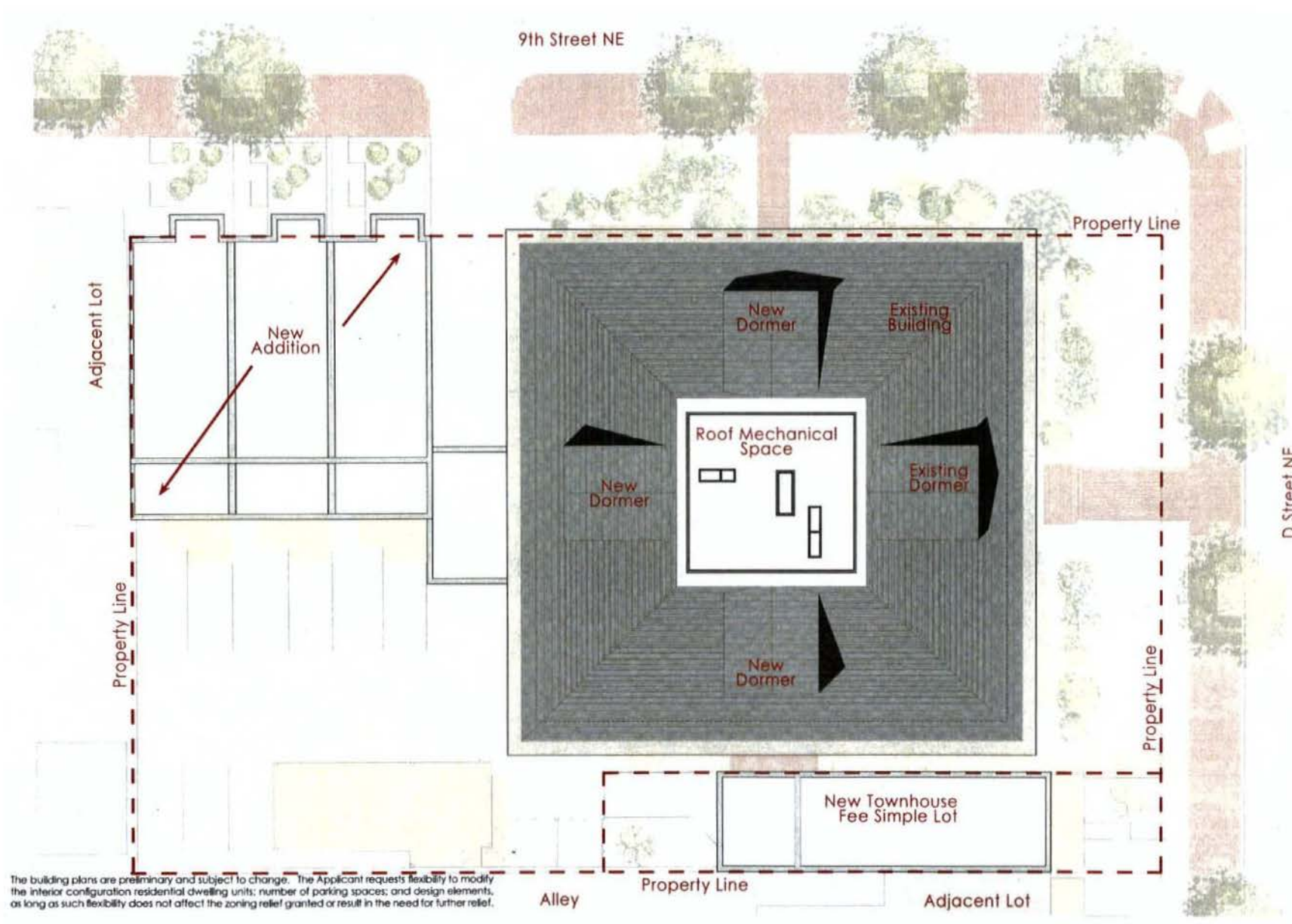


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11-27-12

Edmonds School

10 Second Floor Mezzanine Plan



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11-27-12

Edmonds School

11 Roo Plan

CAS Riegler ditto residential

901 D Street NE

R2L:ARCHITECT

**PROPOSED CONDITIONS
BZA CASE NO 18463**

- 1 The project shall be constructed in accordance with the revised plans filed in the record as Exhibit ____**
- 2 The applicant shall pay the cost for locating one car-sharing space on the street adjacent to or near the project site for five years**
- 3 The applicant shall pay the cost for installing a Capital Bikeshare station at a location agreed upon by the applicant and the ANC, provided that Capital Bikeshare is able to find a suitable location**
- 4 The applicant shall provide at least 10 secure and covered bicycle parking spaces on the site**

CERTIFICATE OF SERVICE

I hereby certify that on December 17, 2012, copies of the attached letter and enclosures were delivered via email to the following:

ANC 6A
ANC6A@gallaudet.edu

Paul Goldstein
D C Office of Planning
paul.goldstein@dc.gov



Cary Kadlec