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April 17, 2013

VIA HAND DELIVERY

Chairman Lloyd Jordan  
D C Board of Zoning Adjustment  
441 4<sup>th</sup> Street NW, Suite 210S  
Washington, DC 20001

Re BZA Case No 18531 – Applicant's Post-Hearing Submission

Dear Chairman Jordan and Members of the Board

Following the public hearing on April 9, 2013 for the above-referenced case, the Board requested that the Applicant submit additional information for consideration in the decision. The enclosed additional information is described below

A Changes to Plans for Accessory Parking

The enclosed sheets reflect the changes to the accessory parking plans that remove the fourth underground half level. Other than the changes described below, the plans in Exhibit 27 of the record remain the same. The plan changes are as follows:

- Cover sheet modifying the list of drawings – deleting sheet A2.7
- A0.0 – modifying the Accessory Parking tabulation information
- A2.6 – modifying the P3 level to delete the ramp down to the fourth level
- A4.0 – deleting the P4 level from the building section

As discussed during the public hearing, Heritage requested the ability to eliminate the fourth underground half level of accessory parking. Following these changes, the total number of accessory parking spaces will be 93 (87 spaces for Heritage and six for the townhouses), which is less than the number reflected in the traffic impact study, the air quality study, the pre-hearing statement, and the DDOT report. This smaller number of parking spaces does not significantly alter the analysis in any one of these documents. In fact, this reduction in parking spaces helps alleviate DDOT's concerns about increased trips in the neighborhood.

**BOARD OF ZONING ADJUSTMENT**  
District of Columbia

CASE NO. 18531

EXHIBIT NO. 34

Board of Zoning Adjustment

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EXHIBIT NO.54

B. Proposed Conditions

The Applicant's five proposed conditions of approval are enclosed.

C. CHRS Letter and HPO Staff Report

The Capitol Hill Restoration Society approved the project, and we expect that they will file a letter under separate cover. The HPO Staff Report for the project is enclosed.

D. Architect of the Capitol Letter

The Applicant provided the Architect of the Capitol the traffic impact study (TIS) on April 10, 2013. The Architect of the Capitol had not reviewed the TIS prior to its letter on March 29, 2013. The TIS and testimony at the public hearing addresses the questions and concerns expressed in the March 29<sup>th</sup> letter. The Applicant expects that the Architect of the Capitol will provide a supplemental response.

Should you or your staff have any questions, please do not hesitate to contact me.

Sincerely,



Allison C. Prince



Cary R. Kadlec

## **CERTIFICATE OF SERVICE**

I hereby certify that on April 17, 2013, copies of the attached letter and enclosures were delivered via email to the following

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

Jamie Henson  
District Department of Transportation  
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Michael Turnbull  
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