

April 30, 2014

HAND DELIVERY

Lloyd Jordan, Chairperson
D C Board of Zoning Adjustment
Office of Zoning
441 4th Street, NW, Suite 200 South
WASHINGTON, DC 20001

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18621
EXHIBIT NO. 40

REC'D
J.C. OFFICE
2014 APR 30 PM 12:40

Re Case No 18621 Request for Minor Modification of Approved Plans

Dear Chairman Jordan

Pursuant to Section 3129 of the Zoning Regulations, the Laborers' International Union of North America ("LiUNA") hereby requests approval of a minor modification of the plans approved in Case No 18621 ("the Case")

In Case No. 18621, approved in October 2013, the Board granted the following relief:

- 1) Special exception for roof structure relief for varying heights,
- 2) Special exception for rear yard relief,
- 3) Special exception to shifting the zone boundary line west,
- 4) Special exception relief for an addition to an office building in the SP-2 Zone District,
- 5) Variance relief from the floor area ratio requirements,
- 6) Variance relief from the height requirements, and
- 7) Variance relief from the non-conforming structure requirements

The minor modification that is the subject of this application relates to the special exception relief for roof structures of varying heights, noted as item (1) above. Since approval of the BZA case, LiUNA has refined its plans in order to apply for its building permits, which it expects to do by mid-June 2014. LiUNA modified its roof plan to raise a screen wall that was formerly four feet (4') in height to seven feet, two inches (7'2") in height. See the plans attached as Exhibit A. The increase in height is necessary in order to properly screen the mechanical equipment on the roof. The screen is enclosing exhaust fans, boiler exhaust and mechanical HVAC equipment, all of which are taller than initially anticipated, accordingly, the Applicant is raising the height of the screen wall so this equipment will not be visible. The proposed height is still well within the permitted 18 foot, six inch maximum height permitted pursuant to Section

Board of Zoning Adjustment

400.7(c). The proposed increase in height has been vetted with both the Historic Preservation Office and the neighboring property owner to the east.

There have been no changes of material fact since this case was approved in October 2013. The proposed change in height is modest and will not have a material effect on the overall project. LiUNA has met with the owner of 1575 Eye Street, NW, to discuss this change and anticipates its support. The increase in height is hidden from the view of 1575 Eye Street by the roof structure immediately to the east, thus the modification does not affect the neighboring property. LiUNA does not otherwise propose modifying any of the conditions of approval in Order No. 18621. Accordingly, LiUNA believes this request falls squarely within the Board's purview to approve without a public hearing and asks that the Board use its authority under Section 3129.6 to grant this minor modification.

Sincerely,



Allison C. Prince



Christine A. Roddy

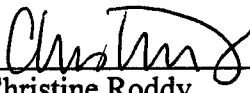
Certificate of Service

I certify that the enclosed documents were forwarded to the following addresses on April 30, 2014, by hand delivery or first class mail.

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Christine Roddy

Laborers' International Union of N.A.
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April 11, 2014

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BZA # 18621 - Minor Mod