

February 11, 2014

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

Re: *BZA No. 18713; Request for Special Exception from Rooftop Enclosures
Standards for a New Apartment Building at 1500 Pennsylvania Avenue, N.W.
(Square 177, Lot 809)*

Dear Mr. Jordan and Members of the Board:

Goldstar 1500 Penn LLC (the "Applicant") submits this supplemental submission in the above-referenced case. The applicant is requesting an additional special exception to deviate from the penthouse standards pursuant to 11 DCMR sections 411.11 and 411.5.

Regarding the notice requirements, the subject special exception was included in the posting of the property and the affected ANC and community organizations have also been notified.

The deviation is from the requirement of Section 411.5 which provides that the penthouse enclosing walls be of equal height. In this case, the wall around the elevator override is higher than the rest of the parapet walls. Elevator access is required for the occupied roof terrace on the building and the minimum elevator overrun per the manufacturer's specifications requires a parapet wall at 15'-7" at the elevator shaft (9'-10" x 8'-2"). Rather than increasing the top of the parapet wall for whole of the penthouse structure, only the area directly above the elevator will have the increased height. The rooftop structure is designed to read as a cohesive whole with the same materials applied to both the elevator overrun and the adjacent structure. The relief is needed because increasing the parapet for the whole of the penthouse would be a significant additional cost creating a practical difficulty. It would also increase the overall profile of the roof structure, especially visibility from Pennsylvania Avenue, which would have an undesirable aesthetic affect. As a result, the proposed deviation meets the special exception standards. The elevator screening wall is needed to visually conceal the elevator override.

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Regarding impacts, the enclosure walls design as proposed will not adversely affect the light or air of any adjacent properties. As indicated above, the design effectively maintains a lower profile for the overall parapet wall.

Thank you in advance for your consideration of this request.

Sincerely,


Cynthia A. Giordano

CAG/jmd

cc: Eric May
Brandice Elliott, Office of Planning
ANC 6B