

May 12, 2014

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

**Re: Appeal No. 18735 & 18737: Appeal re: 2121 M Street NW ("Property")
Owner's Post-Hearing Submission**

Dear Members of the Board:

As requested by the Board, the Owner provides the following update regarding discussions with 22 West, the residential condominium to the south. After the hearing, the Owner consulted with Hyatt Place regarding 22 West's concerns about impacts from the Project's proposed lighting. The Owner proposed to 22 West to remove (a) a proposed fiber-optic lighting element along the edge of the architectural fin embellishment on the front of the Project and (b) internal lighting from the upper-story signage located on either side of the fin. In exchange, the Owner requested that 22 West agree to support the Project, including the fin, the unlit signage at the top of the fin, and the lit signage at the awning over the entrance.

Unfortunately, the 22 West Board did not accept the Owner's offer. Nevertheless, as a gesture of goodwill as the new neighbor on the block, the Owner will nevertheless remove the fiber-optic lighting element and internal lighting from the upper-story signage as proposed, since we believe it is a reasonable change that directly responds to 22 West's concerns. We have communicated this change to 22 West and to ANC 2A.

Sincerely,

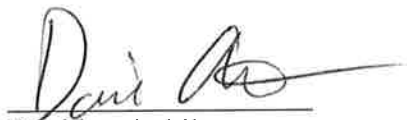

David Avitabile

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cc: Sally Blumenthal, President, 22 West Condominium Association
ANC 2A
Pat Brown, Greenstein, Delorme & Luchs
Cynthia Giordano, Saul Ewing
John Postulka, DCRA

I, David Avitabile, hereby certify that a copy of this document was served by electronic mail on the above cc:s on May 12, 2014


David Avitabile