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December 10, 2015

VIA IZIS AND HAND DELIVERY

Board of Zoning Adjustment
of the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Posthearing Submission – BZA Case No. 19079
Square 304, Lots 27, 30, and 31

Dear Members of the Board:

On behalf of 2002 11th Street LLC and Industrial Bank (together, the “Applicant”), we hereby submit the following information in response to the Board of Zoning Adjustment’s (the “Board”) comments at the public hearing on this application on November 10, 2015.

As the Board is aware, at the close of the public hearing on this application on November 10th, the Board voted 3-0-1 to approve the Applicant’s request for variances from the off-street parking requirements of 11 DCMR § 2101.1; the rear yard requirements of 11 DCMR § 636.3; and the public space at ground level requirements of 11 DCMR § 633, to allow the construction of a new multiple dwelling building in the CR/ARTS District at 2000-2002 11th Street, N.W. (Square 304, Lots 27, 30, and 31) (the “Site”).

However, the Board instructed the Applicant to revise the proposed penthouse such that setback relief would not be required from the southern edge of the roof. As shown on Sheets A11.1-11.2 and A12 of the revised plans attached hereto as Exhibit A, the Applicant has revised the proposed penthouse such that it now meets the applicable penthouse requirements. Therefore, the Applicant hereby withdraws the requested special exception relief from 11 DCMR §§ 639.1, 411, and 770.6.

Accordingly, the Applicant respectfully requests that the Board approve the revised plans attached hereto as Exhibit A, and issue a summary order reflecting the Board’s approval of the revised plans and the variances from the off-street parking, the rear yard, and the public space at ground level requirements for the Site. The Applicant also requests that the Board grant the Applicant flexibility to modify the enclosing wall heights of the penthouse to comply with the

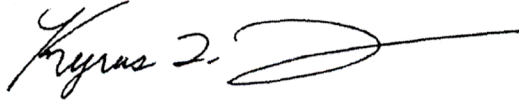
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District of Columbia
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new penthouse regulations and to obtain final approval by the Historic Preservation Review Board, so long as the modifications do not result in the need for any setback relief.

We look forward to the Board's determination on this matter on December 15, 2015.

Very truly yours,

HOLLAND & KNIGHT LLP

A handwritten signature in black ink, appearing to read "Kyrus L. Freeman", with a long horizontal flourish extending to the right.

By: _____
Kyrus L. Freeman

Attachment

cc: Anne Fothergill, D.C. Office of Planning (via Hand Delivery)
Ryan Westrom, District Department of Transportation (via Hand Delivery)
Advisory Neighborhood Commission 1B (via U.S. Mail)