

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

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D.C. OFFICE OF ZONING

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MEMORANDUM

TO: D. C. Zoning Commission

FROM: *JLS/EC*
Ellen McCarthy, Director
Office of Planning

DATE: September 1, 2006

SUBJECT: Report on Zoning Commission Case No. **04-22A** – Minor Modification
Planned Unit Development at 220 H Street, N.E. (Square 751 Lots 802 & 803)

The applicant has requested a minor modification of the Zoning Commission approval of case #04-22 for Broadway Capitol, LLC. The applicant has revised the roof plan in an attempt to answer Zoning Commission concerns regarding the conformance of the proposed roof plan with the 1910 Height Act.

In changing the roof plan, the applicant has removed the tower structures from the east and north elevations and has added two architectural towers to the southwest corner of the building. The penthouse structures and residential recreation space are largely the same as in the approved drawings.

OP considers the proposed changes to be minor in nature and has no objection to the new roof plan as proposed. The roof plan appears to meet the intent of the previous approval and the overall changes have no effect on the zoning relief requested. OP defers to the Zoning Administrator for guidance on the interpretation of the 1910 Height Act and the nature of the rooftop projections for the purposes of this Act.

ZONING COMMISSION
District of Columbia

CASE NO. 04-22A
EXHIBIT NO. 6