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May 22, 2006

VIA HAND DELIVERY

Carol Mitten
Chairperson, D.C. Zoning Commission
441 Fourth Street, NW
Second Floor
Washington, D.C. 20001

**Re: Request to Modify Application,
Zoning Commission Case No. 05-26,
2950 Tilden Street, NW**

Dear Chairperson Mitten:

The Applicant, Tilden 800 LLC, respectfully requests leave to file a modification to its above-referenced application to accommodate comments received from the Office of Planning and the community. In that regard, enclosed please find revised Project Plans (Exhibit A); revised Landscape Plans (Exhibit B); an Addendum to Traffic and Parking Analysis (Exhibit C); and revised Civil Engineering Plans (Exhibit D).

The modifications to the Project include:

- Removal of the roof structure – The new design combines the sixth floor residential units with the elevator override therefore allowing for the elimination of roof structures above the sixth floor. This elimination effectively reduces the building's height by one story.
- "Carve-out" of the sixth floor – The new design eliminates approximately one-third of the floor area of the sixth floor to reduce the visual impact of the building. The result breaks up the building's mass and creates more light and air for the 3883 Connecticut Avenue building immediately south of the Project.
- Setback from 3883 Connecticut Avenue – The Applicant has created a courtyard at the middle rear portion of the proposed building to a depth of 56 feet. The new courtyard will also increase the amount of light and air for the 3883 Connecticut Avenue building.

ZONING COMMISSION
District of Columbia

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- Increase in front setback – The new design sets the building back ten (10) feet from the property line. The result will be a reduction in visual impact from Tilden Street and a more pedestrian-friendly streetscape.
- Reduction in the size of the building – The square footage of the proposed building has been reduced from 97,370 square feet to 87,500 square feet (approximately 10%) with a decrease in FAR from 2.8 to 2.52.
- Reduction in lot occupancy – The new plans result in a reduction in the lot occupancy of the building to 49% (from 57%).
- Increase in parking – The Applicant has increased the amount of spaces from 100 parking spaces to 110 parking spaces.
- Moving the loading and delivery space – The Applicant moved the loading dock from the parking entry ramp to its own designated space adjacent to the parking ramp, utilizing the same curb cut. This will result in a reduction in the amount of potential vehicular conflicts that might have occurred on the property.
- Landscaping changes – With additional opportunities in the front of the building and in the rear courtyard, the Landscape Plans have been modified to create a more green, garden-like setting. These plans are shown on Exhibit B.
- Traffic and Parking – An addendum to traffic and parking analysis is attached as Exhibit C.
- Revised Civil Engineering - Updates to the civil engineering drawings for the project are shown on Exhibit D.

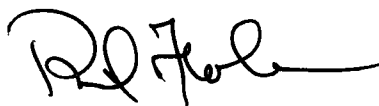
The Applicant respectfully requests that the Zoning Commission waive Section 3013.8 and accept this submission into the record. Such a waiver is authorized by Section 3000.8 which provides that for “good cause” the Commission may waive any of the provisions of Chapter 30 if, in the judgment of the Commission, the waiver will not prejudice the rights of any party and is not otherwise prohibited by law. This request will allow the Applicant to file, and the Zoning Commission to consider, the Applicant’s proposed modification to the application that features enhancements desired by the Office of Planning and the community.

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The Zoning Commission's approval of this waiver will not prejudice the rights of the only party to this application, ANC 3F. The Applicant presented these new project plans to ANC 3F during an ANC public meeting on May 8, 2006.

If you have any questions regarding the applications, please call either of the undersigned at (202) 663-8789 or (202) 663-8715.

Sincerely,

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

Phil Feola

A handwritten signature in black ink, appearing to read "Jeffrey C. Utz", with a stylized, cursive script.

Jeffrey Utz

cc: Nicole Forrest
Tracey Thomm