

April 22, 2008

LEILA M. JACKSON BATTIES
202-419-2583

leila.batties@hklaw.com

VIA HAND DELIVERY

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

#06-21A

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**Re: Zoning Commission Case No. 06-21 – Order No. 06-21
Request for Consent Calendar Modification to the Planned
Unit Development for Douglas Development Corporation in
Square 449, Lots 800, 859, 50 and 51**

Dear Members of the Commission:

Douglas Development Corporation on behalf and with the consent of Jemal's Judge, LLC (the "Applicant") hereby requests that the Zoning Commission approve a minor modification to the consolidated planned unit development (the "PUD") and zoning map amendment approved at the northwest corner of the intersection of 6th & L Streets, N.W., in Square 449, Lots 800, 859, 50 and 51 pursuant to Zoning Commission Order No. 06-21 (the "Order"). A copy of the order is attached as Exhibit A. Specifically, the Applicant requests that the Commission modify Condition No. 4 of the Order as follows:

FROM: The PUD shall include a minimum of 10 parking spaces.

TO: The PUD shall include a minimum of ~~10~~ 9 parking spaces.

The Lower Level Plan from the approved plan, depicting 10 parking spaces, is attached as Exhibit B; and the modified Lower Level Plan, depicting 9 parking spaces, is attached as Exhibit C.

ZONING COMMISSION
District of Columbia
ZONING COMMISSION
CASE NO. 06-21A
EXHIBIT NO. 1
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The original Lower Level Plan depicted 10 parking spaces. However, during the preparation of the construction documents, the design team learned that units on the lower level of the building require an additional means of ingress and egress in order to meet the Building Code requirements. In order to accommodate the additional means of ingress and egress, the Applicant has provided a 3'-8" wide corridor, which results in the loss of one parking space, as depicted in the modified Lower Level Plan, attached as Exhibit C.

The Order also approved a map amendment, rezoning the PUD site to DD/C-2-C. Under the Zoning Regulations, multi dwelling projects are required to have 1 parking space for each 4 dwelling units. 11 DCMR 2101.1. Therefore, the PUD, which consists of 20 units, is required to have a minimum of 5 parking spaces. Although eliminating one parking space, the PUD still exceeds the parking requirement by 4 spaces.

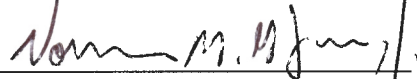
In light of the foregoing, the Applicant respectfully requests that this modification be approved as a consent calendar item pursuant to Sections 2409.9 and 3030 of the Zoning Regulations. This procedure is available "in the interest of efficiency, to make without public hearing, minor modifications . . . to previously approved final orders. . . ." 11 DCMR § 3030.1. As specified in Section 3030.2, minor modifications are to be modifications of little or no importance or consequence. The Director shall determine which matters shall be placed on the Consent Calendar for consideration by the Commission without a public hearing. 11 DCMR § 3030.11. The subject request does not affect the essential elements of the approval given by the Zoning Commission for this project, such as use, height, gross floor area, lot occupancy or setbacks. Accordingly, the request falls within the scope of this section.

As required by Section 3030.6 of the Zoning Regulations, the Applicant has served this request on ANC 2C. Also, in accordance with Section 3040.5, the filing fee of \$400.00 is enclosed.

We are prepared to answer any questions the Commission may have or to provide any additional necessary information.

Very truly yours,

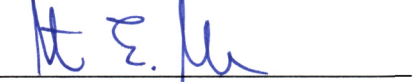
Holland & Knight LLP



Norman M. Glasgow, Jr.



Leila M. Jackson Batties



Steven E. Sher, Director of
Land Use & Zoning Services

Attachments

cc: Advisory Neighborhood Commission 2C (via U.S. Mail)
Ms. Jennifer Steingasser, Office of Planning (via Hand Delivery)
Mr. Steven J. Mordfin, Office of Planning (via Hand Delivery)

PROOF OF SERVICE

I hereby certify that on April 22, 2008, a copy of the foregoing Request for Consent Calendar Modification to the Planned Unit Development proposed by Douglas Development at 6th and L Streets, N.W., in Square 449, Lots 800,859, 50 and 51, was served on the following persons or organizations as stated below:

Advisory Neighborhood Commission 2C
P.O. Box 26182
Ledroit Park Station
Washington, D.C. 20001

(Via U.S. Mail)



Leila M. Jackson Batties
Holland & Knight, LLP