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DISTRICT OF COLUMBIA OFFICE OF ZONING
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September 24, 2008

Chairman Anthony Hood
District of Columbia Office of Zoning
441 4th Street, NW
Suite 210 South
Washington, DC 20001

#06-34A

Dear Chairman Hood and Members of the Commission:

Re: Z.C. Case No 06-34

Pursuant to 2409.9 of the Zoning code the approved PUD must request a minor modification for the increase in number of units. The modification is outlined in this letter and its attachments. The original PUD 06-34 is located at 1705-1729 East Capitol St, SE and was approved for 134 units and a map amendment from R4 to R5B, the applicant is requesting an increase from 134 to 141 units a request of 5% from the approved order. We are requesting to be placed on the consent calendar for the minor modification of the PUD. The overall PUD will not be revised including FAR, building height, massing, (9,008 sf or 11 units allocated for 80% AMI households) and lot occupancy all of which will remain per the original PUD order.

The applicant is only requesting a revision of the unit count.

The Unit Count revisions are as follows:

Unit Mix

Original PUD Order

2 Bedroom - 51 units-average 1,040sf
1 Bedroom - 57 units-average 627sf
Studio - 26 units-average 509sf

Proposed Revision (Subject to change)

2 Bedroom - 54 units-average 924sf
1 Bedroom - 63 units-average 714sf
Studio - 24 units-average 440sf

Average unit size 756sf

Average units size 751sf

The Original Parking count does not change

PUD - Parking Spaces provided 113/134 units = .84

Revised ratio 113/141 units = .80

ZONING COMMISSION
District of Columbia

CASE NO. 06-34A

DATE: 10/1/08

The aforementioned request is predicated on the new development teams market driven approach for optimal affordability and efficient absorption. Since acquiring this project in December of 2007 the market conditions have clearly changed spurring the need for minor modifications to the previously approved

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PUD. The revised unit mix and downsized units will help to achieve the developer's goals of keeping a vast majority of the project within the realm of conventional readily available government financing.

We are requesting minor modification as outlined in the letter and attachments of the revised typical floor plan. We are also asking to be placed on the consent calendar. The overall PUD order will not change nor requested. The request is only for the number of units provided to increase by a maximum of 5% or 7 units. This is a result of the market conditions and economic conditions.

Thanks you for your consideration,

Regards,

Jeff Goins
Partner

A large, stylized handwritten signature in black ink, appearing to be 'JG', written over the printed name and title.

Attachments:

Typical floor – order 06-34
Revised Typical floor- September 17, 2008
Sheet A-9 order 06-34;