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July 23, 2007

BY MESSENGER

Ms. Carol J. Mitten
Chair
Zoning Commission
441 4th Street, N.W.
Suite 200S
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2007 JUL 23 PM 1:42

Re: Z.C. Case No. 07-16 (2300 Pennsylvania Avenue, LLC – Consolidated PUD & Related Map Amendment; Square 5560); (A) Request for “Set Down” of Revised Application at July 30, 2007 Special Meeting and (B) Withdrawal of Application for Map Amendment from C-2-A to C-2-B

Dear Madam Chair and Members of the Commission:

On behalf of the Applicant and in conjunction with the filing this date of a revised PUD application under separate cover, this letter is to respectfully request that the Zoning Commission schedule the *revised application* for hearing action (i.e., “set down”) at its special public meeting on July 30, 2007. This letter is also to withdraw the map amendment which sought rezoning of the subject property from C-2-A to C-2-B.

The request for action to “set down” the revised application is based on the following:

(A) Since the Applicant has withdrawn the request for a map amendment, there is no reason to delay the consideration of this application based on the Pennsylvania Avenue Corridor small area plan or any other planning effort. The revised application is fully consistent with the Comprehensive Plan.

ZONING COMMISSION
District of Columbia
ZONING COMMISSION
District of Columbia
CASE NO. 07-16
EXHIBIT NO. 15

GREENSTEIN DELORME & LUCHS, P. C.

Ms. Carol J. Mitten

July 23, 2007

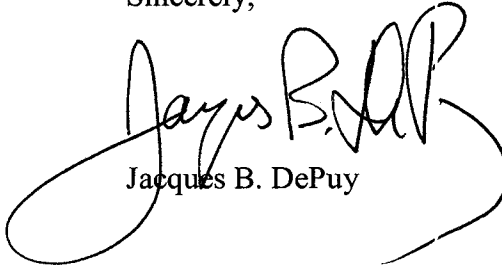
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(13) The Applicant has significantly reduced the height, FAR and massing of the project and dramatically revised the architectural design of the building. [See attached summary of such revisions and see revised elevations, plans and drawings submitted under separate cover.]

Deferring action on this important project may unduly delay or jeopardize it because of contractual obligations imposed on the contract purchaser by the landowners. Furthermore, the initial reasons for deferring it as articulated by the Zoning Commission at its July 9, 2007 meeting are moot or no longer applicable.

Thank you for your consideration of this request.

Sincerely,



Jacques B. DePuy

Enclosure

JBD:mac318232v1

cc:

Ms Harriet Tregoning

Ms. Jennifer Steingasser

Ms. Karen Thomas

Mr. Tim Chapman

(All copies w/encl. by electronic mail)

**Zoning Development Standards
Comparison**

2300 Pennsylvania Avenue, S.E.

	INITIAL PLAN MAY 11, 2007	REVISED PLAN JULY 23, 2007
Number of Units	144	112
Height	75 ft. (7 stories)	59ft. 6 in. (5 stories)
FAR	4.79	3.15
Lot Occupancy	77%	72%
Rear Yard	0 ft.	7 ft. 6 in.
Side Yard	None provided	None provided
Court (Open)	None provided	6,097 sq. ft. 74 ft. 6 in. x 81 ft. 6 in.
Court (Closed)	2,857 sq. ft. (1 st fl.) 3,174 sq. ft. (2 nd -7 th flrs.)	None provided
Parking	92 parking spaces	76 parking spaces
Loading	1 berth @ 30 ft. deep 1 berth @ 55 ft. deep	1 berth @ 30 ft. deep 1 berth @ 55 ft. deep