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RICHARD L. AGUGLIA
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February 21, 2008

FILE NO: 99999.000309

By Hand

D.C. Zoning Commission
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

ZONING COMMISSION
District of Columbia

CASE NO. 07-21
EXHIBIT NO. 29

RECEIVED
D.C. OFFICE OF ZONING
2008 FEB 21 PM 2:30

Re: ZC Case No. 07-21 - Application for Consolidated Approval of PUD @ Sq. 50 (Re)
Star M Street Partners, LLC and 2213 M Street LP)

Dear Members of the Commission:

Please note that I am entering my appearance in this case as zoning counsel on behalf of R.S. Sandi Holdings, LLC, owner of the real property at 2215 M Street, N.W. immediately adjacent to the subject property for which a PUD application has been filed in this case.

We draw to the Commission's attention that the applicant has failed to request relief from the 1:1 penthouse setback provisions under § 400.7 of the zoning regulations for the project's westerly wall. This wall is considered an exterior wall because its proposed height (110') will exceed the height of my client's building (currently four stories) if built to its maximum height under the CR zone district which is 90 feet. Given that no or zero setback is proposed for the penthouse along this wall, the impact of a wall of some 128.6 feet in height or 38.6 feet over matter of right at 90 feet is inconsistent with the zone plan.

We object to the applicant's PUD application based upon the loss of light and air, increased amount of smoke and fumes from garage and kitchen vents along this wall, and reduced development potential for my client's property which is too small (under 4,000 sq. ft. land area) for PUD consideration.

OP has advised the Commission of its concerns regarding the design of the western and northern building walls and roof structure enclosures in its final report of February 15, 2008. OP notes, as we have here, concern that: "Inclusive of the roof enclosure, they [the walls] will



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rise approximately 90 feet higher than the northern and westerly-adjacent four story structures.” Final Report at 10.

Sincerely yours,

A handwritten signature in cursive script that reads "Richard L. Aguglia".

Richard L. Aguglia

cc: By Hand Delivery
Asher Corson, Chair ANC 2A
Stephen Cochran, OP
Christopher Collins, Esq., Holland & Knight
James Hagerty, Esq.



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Re: ZC Case No. 07-21 - Application for Consolidated Approval of PUD @ Sq. 50 (Per
Star M Street Partners, LLC and 2213 M Street LP)

Dear Members of the Commission:

Please be advised that Richard L. Aguglia of the law firm of Hunton & Williams LLP is
authorized to represent R.S. Sandi Holdings, LLC in the above-described case. Further, he is
authorized to bind us in this case.

Sincerely yours,



R.S. Sandi Holdings, LLC *Authorized
Representation*