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RECEIVED
D.C. OFFICE OF ZONING
2002 FEB 21 PM 3:16

February 21, 2002

VIA HAND DELIVERY
D.C. Board of Zoning Adjustment
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

Re: BZA Order No. 16546 regarding PEPCO facility at 3400 Benning Road, N.E. (Supplement to Modification of Approved Plans and Waiver Request)

Dear Members of the Board of Zoning Adjustment:

The purpose of this letter is to supplement the Applicant's letter dated February 8, 2002 requesting a modification of the approved plans in the above-referenced matter and waiver of the Board of Zoning Adjustment's six-month time limit for plan modification requests.

In addition to the bases set forth in the February 8th letter, the Applicant notes that the modification is necessary to reconcile a minor inconsistency between the approved landscape plan and the approved ground floor plan as it depicts area outside of the building itself. Both plans are enclosed herein as Exhibits A and B. The two plans as approved are inconsistent because the size and configuration of the exterior courtyard patio indicated on the originally approved landscape plan is larger than the size indicated for the courtyard patio on the ground floor building

BZA
Case No. 16546
Exhibit No. 33

Board of Zoning Adjustment
District of Columbia
CASE NO.16546
EXHIBIT NO.33

plan. The Applicant's proposed revised landscape plan resolves the inconsistency while it meets the Applicant's needs for a service area adjacent to the building.

The Applicant re-states its assertion that the requested modification is minor and does not materially change the material facts the Board relied upon in approving the original application. The size and configuration of the courtyard and the landscape plan were not relevant to the height and story variance and roof structure special exception that were the subject of the original application. The plan for the building in this modification request is identical to the building as previously approved by the Board and therefore is clearly a minor modification. The side of the building on which the landscaping would change is internal to the site and is far removed from any adjoining property.

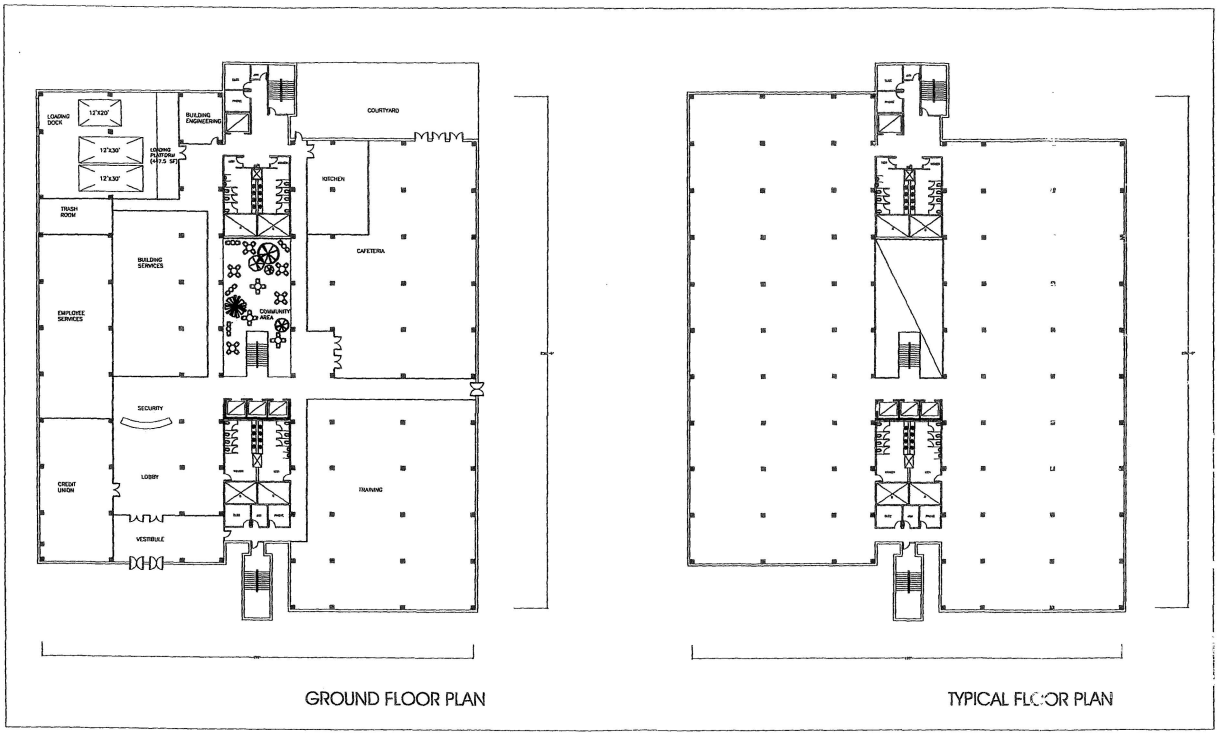
Sincerely,

Norman M. Glasgow, Jr.

Lisa L. Jackson

cc: ANC 7D

WAS1 #1060632 v1



GROUND FLOOR PLAN

TYPICAL FLOOR PLAN

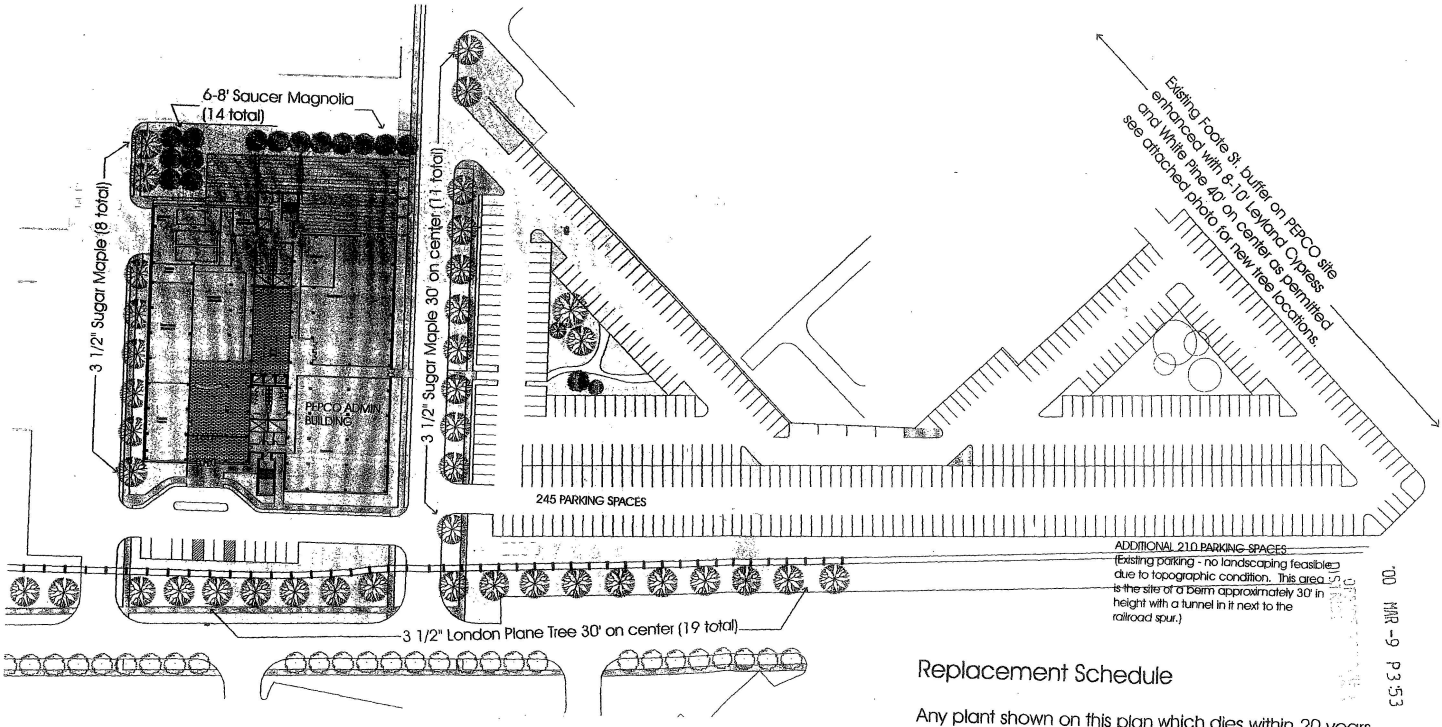
BUILDING PLANS

SCALE: 1/16"=1'-0"

PEPCO ADMINISTRATION BUILDING BENNING ROAD FACILITY, WASHINGTON D.C.

Approved Ground Floor Plan

KCF-SHG



'00 MAR -9 P3:53

Replacement Schedule

Any plant shown on this plan which dies within 20 years of the date of BZA approval will be replaced by the property owner.

LANDSCAPE PLAN

SCALE: 1/32" = 1'-0"

PEPCO ADMINISTRATION BUILDING BENNING ROAD FACILITY, WASHIINGTON D.C.

KCF-SHG

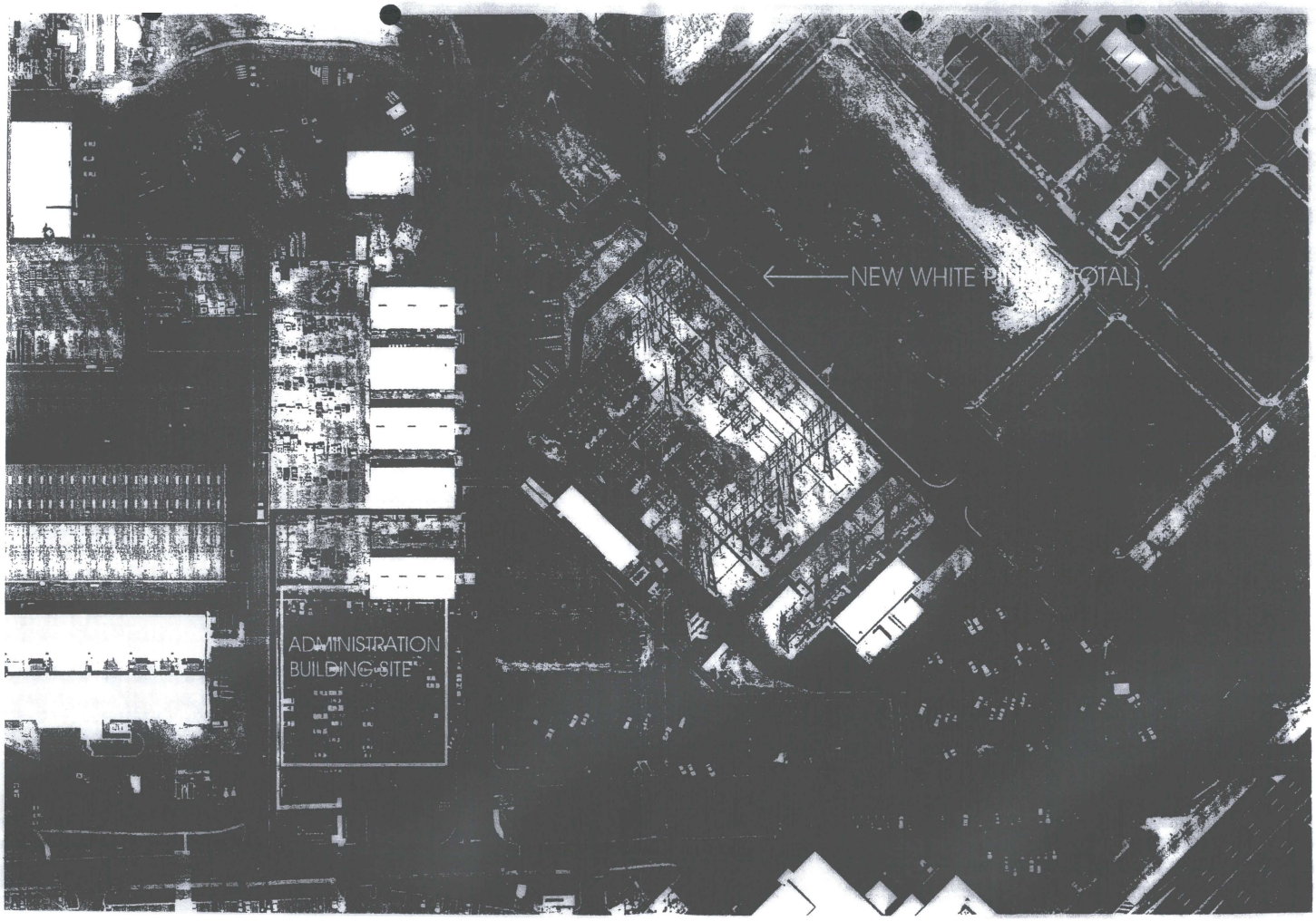
A SmithGroup Company

Solutions for the natural and built environment

BZA
Case No. 16546
Exhibit No. 27

Approved Landscape Plan

Revised


NEW WHITE PI
TOTAL)
ADMINISTRATION
BUILDING SITE