Nebraska Avenue Neighborhood Association
5126 Nebraska Avenue, N.W.
Washington, DC 20008

June 14, 2002

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D.C. OFFICE OF ZONING
2002 JUN 14 PM 4:01

Geoffrey Griffis
Chair, Board of Zoning Adjustment
441 4th Street, N.W., Suite 210 South
Washington, DC 20001

Re: BZA Appeal No. 16879 (Sunrise)

Dear Mr. Griffis and Members of the Board:

We are in receipt of a letter dated June 11, 2002 from J. Gregory Love, Administrator, Building and Land Regulation Administration of the Department of Regulatory and Consumer Affairs ("DCRA"). That letter provides DCRA's interpretation that the Quad A stairwell serves as a required emergency exit from the seventh floor.

Stairways serving residents as emergency exits and their protected access corridors or aisles are included in the Gross Floor Area and the FAR calculations. This represents additional Gross Floor Area and FAR not included in the calculations prepared by the Zoning Administrator.

We hereby submit this new evidence to the Board to be considered in our evaluation of the Gross Floor Area contribution to FAR from the seventh floor at the June 18, 2002 Public Hearing. We respectfully request this evidence be admitted to the record.

Yours truly,

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President
Nebraska Avenue Neighborhood Association

Attachment

BZA
Case No. 16879
Exhibit No. 40

Board of Zoning Adjustment
District of Columbia
CASE NO.16879
EXHIBIT NO.40

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Administrator

June 11, 2002

Paige Chiapella
Nebraska Avenue Neighborhood Association
5126 Nebraska Avenue NW
Washington DC 20008

Reference: 5111 Connecticut Avenue NW

Dear Ms. Chiapella:

Your letter to David Clark dated May 6, 2002 regarding the referenced address has been referred to me for response.

- Regarding the elevator, as we discussed during our meeting on April 10, 2002, you have misunderstood the difference between the approved architectural drawings, which depict the elevator shaft, and the shop drawings that will follow and which will provide detail of the actual elevator to be installed.

- Regarding the lack of required emergency exits, two required exit stairs exist from the seventh floor apartments and the roof garden. The first is located in Quad A, under the mansard, and is accessible to all floors. The second is in Quad B and is also accessible to all floors. Both stairs serve all floors from the 7th floor to grade. The stairs exit directly to the exterior of the building. The emergency stairs and exits meet the life safety requirements of DC code. There is no code requirement for additional emergency exits at ground level.

- Regarding zoning issues raised in your letter, since an appeal of the revised permit is pending before the Board of Zoning Adjustment, all such issues shall be addressed in the course of the public hearing in accordance with the Sunshine Act.

I am unaware of traffic studies that you state have been requested by the Department of Transportation and the Office of Planning. I would recommend direct communication with those agencies regarding such plans.

I trust that this letter addresses your questions.

Sincerely,

J. Gregory Love
Administrator

David Clark
Theresa Lewis
Denzil Noble
Joseph MCCarley

Certificate of Service

I hereby certify that on June 14, 2002, a copy of the foregoing letter was either Faxed or mailed first class, postage prepaid, to the following:

Maureen E. Dwyer, Esq.
Shaw Pittman LLP
2300 N Street, NW
Washington, DC 20037-1128

William Bennett, Esq,
Office of the Corporation Counsel
441 4th Street NW
Washington, DC 20001

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