LINDSLEY WILLIAMS

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RECEIVED
D.C. OFFICE OF ZONING
2003 MAY 27 PM 3:31

May27, 2003

Board of Zoning Adjustment
Government of the District of Columbia
One Judiciary Square, Suite 210 South
441 Fourth Street, N.W.
Washington, D.C. 20001

Re: BZA Application 17017 – Request for Waiver of the Rules to Allow Supplemental Filing

Honorable Members of the Board:

On behalf of Bundy Development Corporation and Chinatown East LLC, owners of the property involved in Board of Zoning Adjustment ("BZA") case 17017, I hereby request that you authorize a waiver of your rules to as to allow the filing of a supplemental report from the project architect and myself.

Enclosed you will find a letter to you covering the images we wish to file, images that we were not able to secure and then enhance until three days after the normal filing deadline. These images help convey a sense of scale of the project as proposed, particularly as contrasted to what could have been built were the only controls those of the zoning regulations. Thank you.

Sincerely,

Lindsley Williams

Enclosures –

A Cover letter to the Board on Images of Project Site of Chinatown East LLC
B Two Images of Site of Chinatown East LLC on which are superimposed outlines of project as proposed and underlying basic zoning "envelope."

cc: Charles Docter, ANC 6C-09
Office of Planning (Messrs. Cochran and Dennee).

BZA
Case No. 17017
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO. 17017
EXHIBIT NO. 25

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Re: BZA Application 17017 – Request for Waiver of the Rules to Allow Supplemental Filing

Honorable Members of the Board:

On behalf of Bundy Development Corporation and Chinatown East LLC, I hereby submit supplemental report from the project architect and myself.

The two images enclosed are photographs taken from the roof of the Avalon Bay apartment project, located across H Street and south of the Red Roof Inn, looking north-northwest with the lot on which the Chinatown East LLC apartment building would be built. To the west one can see the much higher Wah Luck house, to the east the high rise apartments located along the east side of Fifth Street, NW that extend to the southern limits of Massachusetts Avenue, NW. Square 485 sits as a mid-rise basin amongst the more intense development surrounding it.

The images convey a sense of scale of the project as proposed, particularly as contrasted to what could have been built were the only controls those of the zoning regulations. The outline of the roof structure of the proposed project suggests that it will be a minor element, at most, of the urban skyline from the few public areas in which it will, for the time being, be visible, namely portions of 6th Street north of Massachusetts Avenue. We hope this will help the Board and others best evaluate whether the roof structure should be of one height, adequate for the elevator equipment, or have two levels, the higher one for just the elevator equipment, and a lower one for all other mechanical equipment and the access stairway.

Thank you.

Sincerely,

Lindsley Williams

Enclosures –

A Two Images of Site of Chinatown East LLC on which are superimposed outlines of project as proposed and underlying basic zoning "envelope."

cc: Charles Docter, ANC 6C-09
Office of Planning (Messrs. Cochran and Dennee)

View from Avalon Bay's northern roof limit across H Street, NW showing Wah Luck House to west, Gospel Mission to east of Project Site, and new apartments being built along Massachusettes Avenue, NW on east side of Fifth Street, NW. Outline reveals the approximate shape of Chinatown East LLC's project as presented to the Board of zoning Adjustment for approval.



CURRENT PROPOSED BUILDING

View from Avalon Bay's northern roof limit across H Street, NW showing Wah Luck House to west, Gospel Mission to east of Project Site, and new apartments being built along Massachusettes Avenue, NW on east side of Fifth Street, NW. Outline reveals the original proposed building at 90' height limit and 18'-6" penthouse in accordance with zoning regulations permitted.



ORIGINAL 90' PROPOSED BUILDING