GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

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June 1, 2005

Sean M. Pichon
Principal Partner
PGN Architects
1820 Jefferson Place, N.W.
Washington, D.C. 20036

Re: BZA Application No. 17375 (1020 Monroe Street, N.W.) Hope 7 Monroe Street LP

Dear Mr. Pichon:

The Office of Zoning (OZ) received the above-cited application on May 27, 2005. The tentative hearing date for your application is early November 2005. Your application involves a request for a 0.3 variance from the floor area ratio requirements and a variance from the maximum building height provisions to allow a fifth and sixth story addition to an existing mixed use (retail/residential) building in the C-2-A District. The addition will bring the height of the building to 65 feet, which is 15 feet over the 50 feet matter-of-right height limit in the C-2-A District. Your application will permit the inclusion of affordable housing units, on-site recreation space, a green roof, recreation space on the 6th floor and proffers a monetary contribution to a local public elementary school. The OZ recommends that you contact Jennifer Steingasser, Associate Director, Office of Planning (OP) on (202) 442-8808, to discuss the variance relief being sought and to ascertain the OP recommendation in this regard. OP may or may not suggest alternative zoning processes for achieving your development objective. The OP recommendation is given 'great weight" by the Board of Zoning Adjustment.

Please call Richard S. Nero, Jr., Chief, Support Services and Quality Control at (202) 727-6311, if you have any questions relevant to the foregoing.

SINCERELY,

JERRILY R. KRESS, FAIA
Director, Office of Zoning

rsn
cc: Jennifer Steingasser

BZA
CASE No. 17375
EXHIBIT No. 16

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