

November 14, 2008

RECEIVED
D.C. OFFICE OF ZONING

2008 NOV 14 PM 3: 37



Board of Zoning Adjustment
441 4th street, NW
Suite 210S
Washington, DC 20001

Re: Supplemental information and revision to previously submitted Request for Approval of Minor Modification of Approved Plans
BZA Application Number 17431 of King's Creek, LLC
at Premises 2329 & 2335 Champlain Street, NW (Square 2563, Lots 103 & 816)

Dear Honorable Members of the Board:

Following the Advisory Neighborhood Commission 1C November 12, 2008, meeting pertaining to the above referenced Request for Approval of Minor Modification, the applicant would like to respectfully submit supplemental information and revision to materials submitted on October 31, 2008.

As further explained below, these revisions and supplemental information do not change the material facts that the Board of Zoning Adjustment ("Board") relied upon in granting approval to BZA application No. 17431. The revised plan (sheet A-07), illustrating the minor modification for which approval is sought is attached as Exhibit "B-1".

1. The revised penthouse level, now, houses an elevator penthouse, a storage room, ADA compliant toilets incidental and accessory to the rooftop terrace in lieu of previously proposed resident's lounge and fitness room. The total area of the revised penthouse level is 2,058 square feet, which is far less than one third (1/3) of the total roof area (7,070 square feet). This reconfiguration is within the previously approved penthouse level, does not affect the exterior design of the penthouse as viewed from the street level, does not increase the BZA approved FAR, lot occupancy, building height or any other zoning requirement. In fact, the total area of the proposed penthouse level has been reduced by four hundred (400) square feet from that previously approved in BZA order No. 17431.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17431
EXHIBIT NO. 59

P:\PROJECTS\1proj\41-Gourley & Gourley\41-08-12- Champlain Street\5. Agencies Correspondence\BZA\Modification request-111408.doc

S-G-A COMPANIES, INC. • 7508 Wisconsin Ave, Suite 500 • Bethesda, MD 20814 • 301-652-6263 tel • 301-652-6463 fax

This message is intended for the use of the individual or the entity to which it is addressed and may contain information that is confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately. Thank you for your cooperation.

With this material, we believe the Request for Approval of Minor Modification of Approved Plans is complete and acceptable for filing and we thank you for your consideration of our application.



Respectfully submitted,
SGA Companies, Inc.

Sassan Gharai, AIA
Managing Director

Enclosures

Cc: Joel Lawson and Arthur Jackson, Office of Planning (w/ encl.)
David Cordingley, Gourley & Gourley LLC Private Banking (w/ encl.)

P:\PROJECTS\1proj\41-Gourley & Gourley\41-08-12- Champlain Street\5. Agencies Correspondence\BZA\Modification request-111408.doc

S-G-A COMPANIES, INC • 7508 Wisconsin Ave, Suite 500 • Bethesda, MD 20814 • 301-652-6263 tel • 301-652-6463 fax

This message is intended for the use of the individual or the entity to which it is addressed and may contain information that is confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately. Thank you for your cooperation.

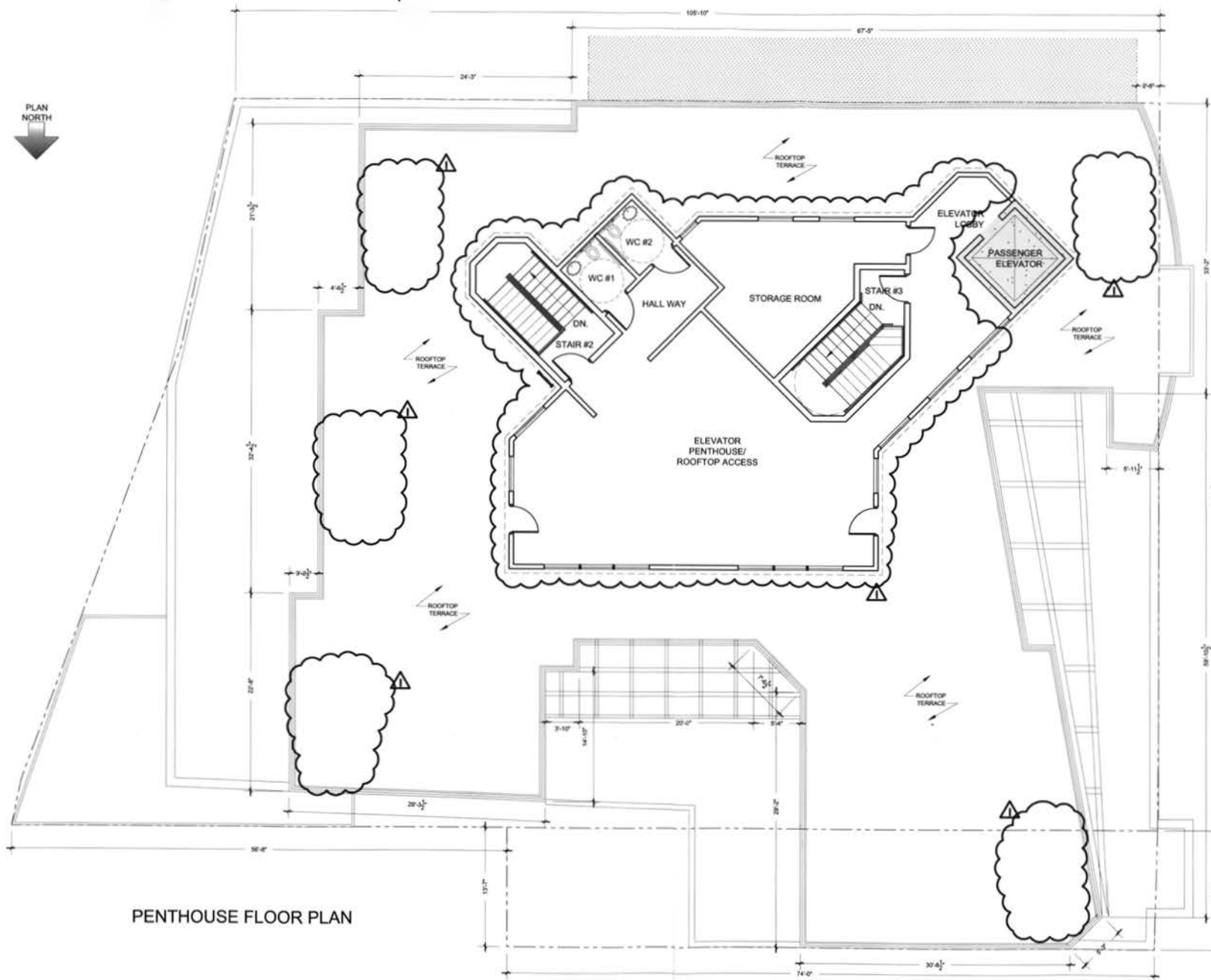


EXHIBIT - "B-1"



(703) 301-652 • 6263
(703) 301-652 • 6463

MINOR
MODIFICATION
APPLICATION
BZA ORDER
17431

ISSUED
04/18/2018 BZA APPLICATION

OWNER:

KING'S CREEK LLC
8756 LEVINSVILLE RD
MCLEAN, VA 22102

2329 - 2335

CHAMPLAIN STREET, NW
WASHINGTON, DC

THIS DRAWING IS THE PROPERTY
OF S.C.A. THE WASHINGTON COMPANY, INC.
AND IS NOT TO BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF S.C.A. THE
WASHINGTON COMPANY, INC.
© 2018 S.C.A. THE WASHINGTON COMPANY, INC.

DRAWN BY: JK
CHECKED BY: SGA
SCALE: 3/32" = 1'-0"
FILE: 141-28-2

SHEET TITLE
PENTHOUSE
FLOOR PLAN

SHEET

A-07