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RECEIVED
D.C. OFFICE OF ZONING
2014 FEB -7 PM 3:21

February 7, 2014

Via Electronic Filing *bzasubmissions@dc.gov*

Board of Zoning Adjustment
for the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, DC 20001

Re: **Jemal's TP Land, LLC | BZA Application No. 18671**
Revised Site Plan (Sheet A101a)

Dear Board Members:

Attached please find a revised site plan for the above-referenced application (the "Application"). It supersedes Sheet A101a submitted of the architectural drawings filed with the Board on January 28, 2014. Hard copies of the revised site plan will be delivered to the Board at the start of the public hearing on the Application, which is scheduled for February 11, 2014.

Minor revisions were made to the site plan to address the comments raised by the Traffic Consultant and DDOT (after the prehearing statement was filed) relating to truck maneuvers into and out of the proposed loading zones. Specifically, one of the parking spaces next to each of the loading zones has been relocated to the center of the parking lot; the four grass islands in the parking area between the apartment buildings has been removed to accommodate the relocation of the parking spaces; and the island at the Maple Street entrance is slightly shorter to provide a larger turning radius into the site. In all other aspects, the parking lot remains the same.

Thank you for your considerate attention to this matter. We remain hopeful of the Board's favorable review of this case.

Very truly yours,

HOLLAND & KNIGHT LLP

By: Leila Batties
Leila M Jackson Batties

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17672
EXHIBIT NO. 94

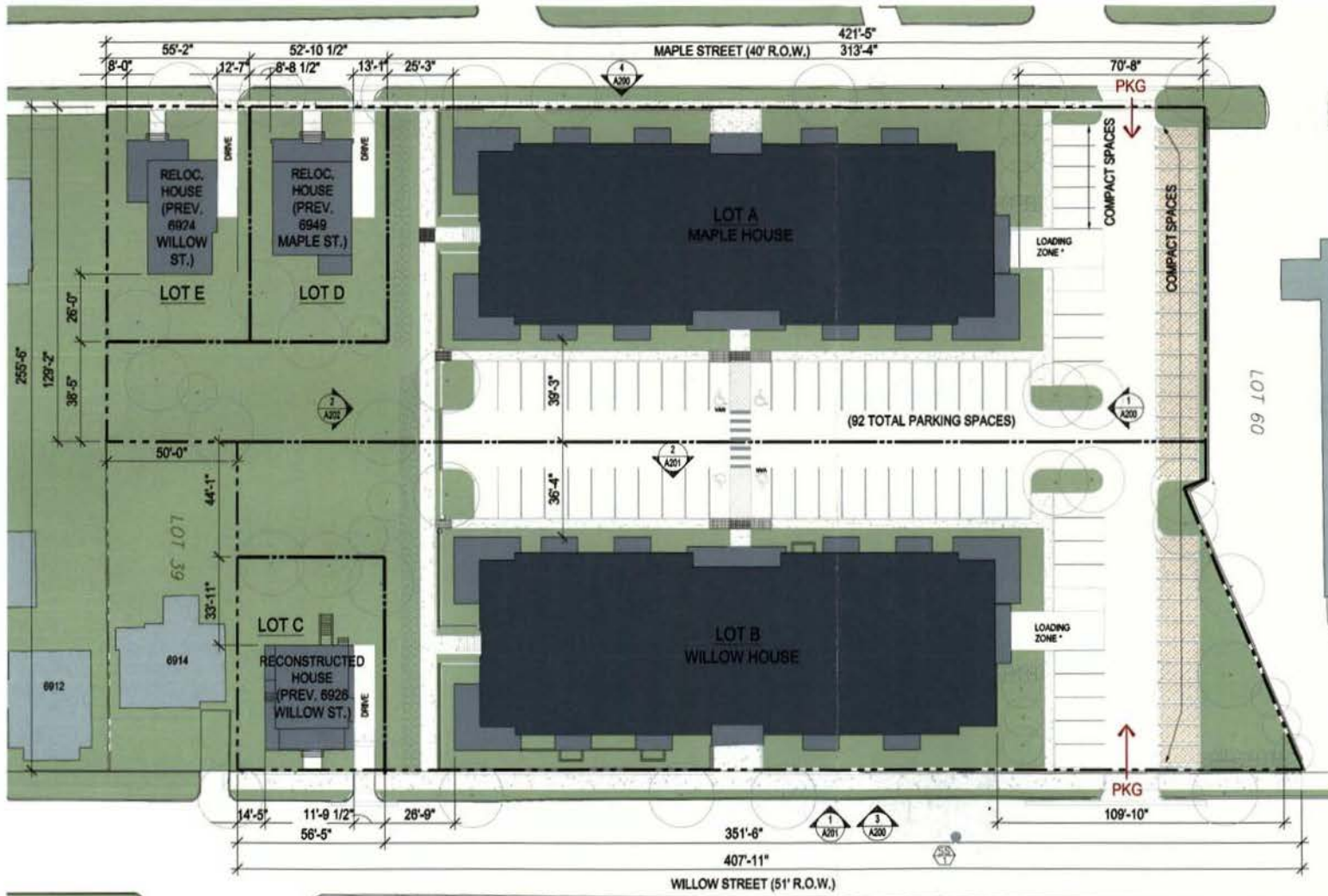
Attachment

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for the District of Columbia
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cc: Mr Richard Nero, Office of Zoning (via email)
Ms Jennifer Steingasser, Office of Planning (via email)
Mr. Joel Lawson, Office of Planning (via email)
Ms. Karen Thomas, Office of Planning (via email)
Advisory Neighborhood Commission 4B c/o Sara Green, Chair (via email)
Commissioner Judi Jones, SMD Representative ANC 4B-07 (via email)

PROPOSED MODIFICATION



PARKING REQUIRED	
	UNIT COUNT
MAPLE HOUSE	50
WILLOW HOUSE	50
SINGLE FAMILY (LOT C)	1
SINGLE FAMILY (LOT D)	1
SINGLE FAMILY (LOT E)	1
TOTAL	103

PARKING PROVIDED	
SPACES	#
STANDARD	55
COMPACT	33
ACCESSIBLE	2
VAN	2
SINGLE FAMILY	3
TOTAL PROV.	95*

*PARKING RELIEF REQ'D = 8 SPACES

LOADING		
	REQUIRED	PROVIDED
MAPLE HOUSE	1 - 55' BERTH, 1 - SERV./DELIV. ZONE	1 - 30' LOADING ZONE
WILLOW HOUSE	1 - 55' BERTH, 1 - SERV./DELIV. ZONE	1 - 30' LOADING ZONE

NOTE:
 1) LOADING NOT REQ'D FOR SINGLE FAMILY HOUSES
 2) LOADING RELIEF REQ'D FOR BOTH MAPLE AND WILLOW HOUSES

TAKOMA PARK - SQUARE 3357- SITE PLAN

1 SITE PLAN
SCALE: 1:20

