

November 28, 2017

Board of Zoning Appeals  
441 4<sup>th</sup> ST NW STE 200-S  
Washington, DC 20001

RE: BZA CASE# 19564

This letter is in response to the latest letter from the ANC posted to IZIS on 11/26/2017 as Exhibit # 79.

We hope the board agrees with our position that the latest ANC letter:

- is not responsive to the additional materials the board asked the applicant to provide at the last meeting
- introduces new information without providing the opportunity for the applicant to respond
- continues to suggest that this addition is 30' when even the Office of Planning went on record at the previous hearing to state that the effective mass of the addition has been set back to be only 19'-3".
- attempts to equate cases that the Office of Planning has evaluated separately based on their own merits and while the cases cited did not satisfy the requirements of the Office of Planning they are recommending support of this case based on its unique merits

We appreciate the opportunity to provide additional views of the penthouse and reiterate that the applicant is willing to accept the contingencies listed in the ANC's original letter. Furthermore, the applicant is willing to forgo the penthouse all together if the board ultimately finds it out of character with the community.

R. Michael Cross NCARB, LEED AP  
Principal Architect