

April 21, 2017

Board of Zoning Adjustment
441 4th Street NW
Suite 200S
Washington, DC 20001
(202) 727-6311
dcoz@dc.gov

RE: 2318 California Street NW – Statement of Clarification and Proposed Modification

Dear BZA Officials:

The purpose for this submission is threefold:

1. Clarify a discrepancy on the approved roofline design for the penthouse of the building.
2. Enclose previously approved 3rd floor exterior deck
3. Extend previously approved 4th Floor living space and shift back previously approved roof deck.
4. Incorporate a new interior elevator that services all levels.

The first involves a discrepancy in the final and HPRB approved roofline for the penthouse level of the building. We originally submitted a proposed roof profile for design consideration to BZA, HPRB, ANC and other review agencies. We uploaded these drawings into IZIS portal on 09/04/17. HPRB then suggested revising the roof profile so as to not extend past the existing roof ridge line. We made that adjustment to the design and coordinated that new roof profile with all agencies, including BZA via e-mailed drawings. However the revised Design Drawings and the Final Permit Submission drawings that incorporated the approved HPRB roof profile did not make it onto the IZIS web portal. Subsequently, BZA approved an older version of the design drawings and not the revised and HPRB approved drawings with the final roof profile. This submission is to illustrate that discrepancy and to clarify the approved and intended design for the 4th floor (penthouse) roof profile.

See attached drawings:

- [2318 California Street_Phase 2_Drawings_08.30.17](#) – Original Design Drawings submitted
- [2318 California Street_Phase 2_Drawings_09.18.17](#) – Revised Design Drawings per HPRB comments.
- [2318 California Street_Phase 2a_Permit Set 1_submitted 12.12.17](#) – Permit Drawings submitted to DCRA

The second purpose for this submission is to coordinate proposed changes to the rear of the existing building as outlined below:

- a) 1st and 2nd Floors: Extend the existing building step back to align into one continuous plane. The overall existing building footprint would not be extended, only aligned. **See sheets 1 and 2 (page A2.01) of attached pdf file: “2318 California Street_Phase 2_Proposed REDLINE Revisions 02.28.18”**
- b) 3rd floor: The previously proposed rear deck would now be enclosed and become a part of the interior of the residence. We would also propose two small balcony’s from the rear building face. **See sheets 3 and 4 (page A2.02) of attached pdf file: “2318 California Street_Phase 2_Proposed REDLINE Revisions 02.28.18”**
- c) 4th floor / Penthouse: The previously proposed roof deck would now be shifted back over the newly enclosed third floor area of the building. The proposed sliding doors would also be shifted to incorporate

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the added interior area. See sheets 3 and 4 (page A2.02) of attached pdf file: "2318 California Street_Phase 2_Proposed REDLINE Revisions 02.28.18"

Lastly, we would like to incorporate a new interior residential elevator that would service all floor levels. We will submit revised permit drawings for alterations to the interior layout of the residence in order to incorporate the elevator. The addition of the elevator will not affect the exterior of the building and as such will not be included into the Phase 2 permit revision drawings other than on the fourth floor plan. See new Phase 2 rv1 Drawings for review ad Permit Submission


We hope the explanations above clearly describe the proposed revisions to the Phase 2 drawings and this submission revision.

Should there be any questions or if you require additional information, please do not hesitate to contact me via e-mail or phone. I can be reached on my cell at: (202) 422-6763.

Thank you so much in advance.

Best Regards.

Architect:



04.20.18

Francisco Beltran, AIA
Principal / SAINT P.C.

Date