

Holland & Knight

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August 28, 2017

VIA IZIS AND HAND DELIVERY

Zoning Commission
of the District of Columbia
441 4th Street, N.W., Suite 210
Washington, DC 20001

**Re: Application for a Modification of Significance to Plans Approved Under the Capitol Gateway Design Review Provisions in Z.C. Case No. 16-06
1900 Half Street, SW (Square 666, Lot 15)**

Dear Members of the Commission:

On behalf of Jemal's Lazriv Water, LLC (the "Applicant"), the owner of Lot 15 in Square 666 (the "Property"), we hereby submit an application and supporting materials in support of a modification of significance to the plans previously approved in Z.C. Order No. 16-06, which were reviewed under the Capitol Gateway Overlay Design Review provisions of the 1958 Zoning Regulations. This application requests modifications to the penthouses on the building only. The following application materials are enclosed:

- A preliminary statement of compliance;
- Zoning Commission Order No. 16-06;
- Architectural drawings showing the approved penthouse plan and the proposed modifications;
- Surveyor's Plat;
- Completed Design Review Application Form 107;
- A letter from the Applicant authorizing Holland & Knight LLP to file and process the application on its behalf;
- Certificate of Notice, Notice of Intent, and the name and address of all owners of property located within 200 feet of the perimeter of the Property, and two sets of mailing labels; and

- Pursuant to 11Z DCMR § 1600.8, a fee payable to the DC Treasurer in the amount of \$1,300, which is the greater of 26% of the original filing fee (\$4,680).

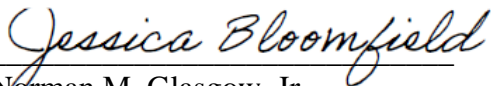
Pursuant to 11Z DCMR § 301.6, a Notice of Intent to file the subject application was mailed to the owners of all property within 200 feet of the perimeter of the Property and to Advisory Neighborhood Commission (“ANC”) 6D on July 12, 2017. Since then, the Applicant has communicated with the ANC regarding the proposed modifications and is scheduled to present the application at the ANC’s September 11, 2017 meeting. The Applicant will continue to work with the ANC and other community stakeholders as this application moves forward.

Prior to filing, the Applicant also met with the Office of Planning (“OP”) on several occasions to discuss the modifications and review proposed penthouse plans. The Applicant looks forward to continuing dialogue with OP and other affected District agencies throughout the zoning review process.

The Applicant respectfully requests that the Zoning Commission review the application and schedule a public hearing at the earliest possible time. The Applicant and the development team are prepared to respond to questions and provide any additional information that may be required.

Sincerely,

HOLLAND & KNIGHT LLP


Norman M. Glasgow, Jr.
Jessica R. Bloomfield

Enclosures

cc: Jennifer Steingasser, D.C. Office of Planning (w/ enclosures, Via Email and Hand Delivery)
Joel Lawson, D.C. Office of Planning (*See Certificate of Service*)
Elisa Vitale, D.C. Office of Planning (w/ enclosures, Via Email and Hand Delivery)
Anna Chamberlin, DDOT (w/ enclosures, Via Email and Hand Delivery)
Advisory Neighborhood Commission 6D (*See Certificate of Service*)
Chairman Andy Litsky, ANC 6D (w/ enclosures, Via Email and U.S. Mail)
Commissioner Roger Moffatt, SMD 6D05 (w/ enclosures, Via Email and U.S. Mail)

CERTIFICATE OF SERVICE

I hereby certify that on August 28, 2017, a copy of the foregoing application for a Modification of Significance to plans previously approved under the Capitol Gateway Overlay District design review provisions of the 1958 Zoning Regulations was served on the following:

Mr. Joel Lawson
D.C. Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024
joel.lawson@dc.gov

Via Email & Hand Delivery

Advisory Neighborhood Commission 6D
1101 4th Street, SW
Washington, DC 20024

Via Hand Delivery



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