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September 20, 2006

HAND DELIVERED

ZONING COMMISSION
District of Columbia
CASE NO. 02-50A
EXHIBIT NO. 14

Ms. Carol Mitten, Chairperson
District of Columbia Zoning Commission
Office of Zoning
441 4th Street, NW, Room 210
Washington, DC 20001

Re: Z.C. Case No. 02-50A - Application for a Minor Modification to an Approved Planned Unit Development for 2501 Wisconsin Avenue, NW (Lot 817 in Square 1935) – St. Luke's Condominiums, LLC

Dear Chairperson Mitten and Members of the Commission:

In anticipation of the Zoning Commission's review of this minor modification application at a special public meeting on September 25, 2006, St. Luke's Condominiums, LLC (the "**Applicant**") hereby submits an updated elevation of the east façade of the building which includes shutters on the second and third floors of the building. The shutters were added in order to address comments that were raised by members of Advisory Neighborhood Commission ("**ANC**") 3C.

ANC 3C, at a public meeting on September 18, 2006, adopted a unanimous resolution in support of this minor modification provided that the Applicant: (i) include the shutters shown on the attached plan; (ii) enclose the structures and vents on the roof as shown on pages 8 and 8A of the Applicant's July 14, 2006, application; and (iii) for safety purposes, provide a grate over a below-grade air shaft at the northern edge of the building along Wisconsin Avenue[1]. The Applicant has agreed to satisfy all of these conditions.

[1] While the Applicant does not need Zoning Commission approval to cover the air shaft, which is not visible along the Wisconsin Avenue frontage of the building, the Applicant has agreed to this condition in order to remedy a potential dangerous situation if young children were to climb over the brick wall and metal fence along Wisconsin Avenue.

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If you have any questions or comments regarding this minor modification application, please feel free to contact the undersigned.

Sincerely yours,

Paul Tummonds

Enclosures

Georgetown Heights

Church Courtyard Facade Shown with Shutters Added
at 2nd and 3rd Floors

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CERTIFICATE OF SERVICE

I hereby certify that on September 20, 2006, a copy of the attached document was delivered via hand delivery or first-class mail, to the following:

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c/o Paul Cunningham, President
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Chairperson
Guy Mason Recreation Center
P.O. Box 32312
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Paul A. Tummonds, Jr.