



Pillsbury
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September 20, 2006

HAND DELIVERED

ZONING COMMISSION
District of Columbia

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

CASE NO. 02-50A
EXHIBIT NO. 14

RECEIVED
D.C. OFFICE OF ZONING
2006 SEP 20 PM 1:13

**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 Avenue¹. 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,

A handwritten signature in black ink, appearing to read "Paul T. S.", with a stylized flourish at the end.

Paul Tummonds

Enclosures



Georgetown Heights

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



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CERTIFICATE OF SERVICE

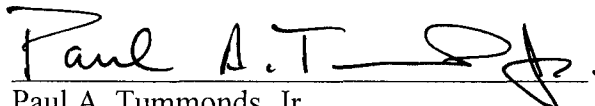
I hereby certify that on September 20, 2006, a copy of the attached document was delivered via hand delivery or first-class mail, to the following:

Jennifer Steingasser/Maxine Brown-Roberts
Office of Planning
801 N. Capitol Street, NE
3rd Floor
Washington, DC 20002

Dr. Catherine May
Advisory Neighborhood Commission 3C08
2800 36th Street, NW
Washington, DC 20007

Massachusetts Avenue Heights Citizens Association
c/o Paul Cunningham, President
2707 36th Street, NW
Washington, DC 20007

Advisory Neighborhood Commission 3B
Chairperson
Guy Mason Recreation Center
P.O. Box 32312
Washington, DC 20007


Paul A. Tummonds, Jr.