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July 14, 2006

HAND DELIVERED

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

#02-50A

**Re: Application for a 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:

St. Luke's Condominiums, LLC (the "**Applicant**") hereby submits an application to the Zoning Commission for the review and approval of a modification to an approved Planned Unit Development ("**PUD**") at 2501 Wisconsin Avenue, NW (Square 1935, Lot 817, the "**Property**"). The original PUD application included vacant land at the corner of Wisconsin Avenue and Calvert Street, NW and the land that was improved with St. Luke's United Methodist Church (Lots 817 and 818 in Square 1935). The original PUD approval was for the construction of a residential project that included 44 for-sale residential units in a building that had a measured building height of 40 feet, included approximately 85,000 square feet of gross floor area, and provided 104 total parking spaces (two parking spaces were to be conveyed with each residential unit and 16 spaces were to be reserved for guests). The PUD project was built pursuant to Zoning Commission Order No. 02-50, which became final and effective on November 14, 2003.

This application is being filed in order to obtain approval of certain modifications to the building's façade and the structures on the roof. There will be no change in the size or height of the building on the Property or the number of residential units provided in the PUD project. The Applicant has met with representatives of the Office of Planning regarding the proposed PUD modification and will be making a presentation to Advisory Neighborhood Commission 3C at an upcoming public meeting.

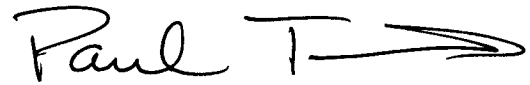
**ZONING COMMISSION
District of Columbia**

CASE NO. 02-50A ZONING COMMISSION
District of Columbia
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EXHIBIT NO. 1

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

Sincerely yours,

A handwritten signature in black ink that reads "Paul T." followed by a stylized flourish.

Paul Tummonds

Enclosures