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May 10, 2004

By Hand Delivery

Carol Mitten
Chairperson, D.C. Zoning Commission
441 4th Street, N.W.
Second Floor
Washington, DC 20001

Re: Zoning Commission Case No. 03-27 - Consolidated PUD and Zoning Map Amendment Applications
4600 Brandywine Associates, LLC - 4600 Wisconsin Avenue, N.W.
(Square 1732, Lots 817 and 820) – Response to CSTO Submission

Dear Chairperson Mitten and Members of the Commission:

On May 5, 2004, 4600 Brandywine Associates, LLC (the "**Applicant**") filed a modified planned unit development ("**PUD**") request with the Zoning Commission. In response, the Coalition to Stop Tenleytown Overdevelopment ("**CSTO**") filed a letter that listed "additional concerns with the Applicant's Revised Application on Case 03-27." In regards to those specific issues raised by CSTO, the Applicant notes the following:

- The original application package was accepted as complete by the Office of Zoning in accordance with the Zoning Regulations. The application included a tabulation of development data at Exhibit J. The cover letter to the May 5, 2004 submission and page D1 of the submission provided the requisite information to update that table.
- The Zoning tabulation chart at page D1 of the May 5, 2004 submission notes that the Applicant is requesting flexibility from the residential recreation space requirements.
- The description of the community amenities package attached to the May 5, 2004 submission, the cover letter to that submission, and the statement with the initial PUD application package, adequately address the sufficiency of the project's amenities package.
- The Applicant agrees that the C-2-A matter-of-right parking requirement is one parking space for every two dwelling units. As noted in the cover letter and the plans submitted on May 5, 2004, the project will provide 42 parking spaces for the residential component of the project.

ZONING COMMISSION
District of Columbia
CASE NO. 03-27
EXHIBIT NO. 25

ZONING COMMISSION
District of Columbia
CASE NO.03-27
EXHIBIT NO.25

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- The Applicant believes that the appropriate manner in which to discuss the amount of residential recreation space required for this project is during the public hearing process. The Applicant looks forward to addressing this issue in detail at the public hearing in this case.
- The Applicant notes that shadow studies are provided at pages S13-S15. The Applicant also notes that page S12 of the May 5, 2004 submission is a perspective rendering from the intersection of River Road and Brandywine Street.

The Applicant believes that the May 5, 2004 submission fully satisfies the filing requirements for the Zoning Commission to review the modified PUD project. Therefore, the Applicant requests that the Zoning Commission set the modified PUD project down for a public hearing.

Sincerely,

John Epting

Paul Tummonds

cc: Office of Planning
Amy McVey, Chair ANC 3E
Karen Perry, Chair, ANC 3F

Document # 1401268 v.1

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DATE. May 10, 2004

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