ERIC COLBERT & ASSOCIATES PC 717 5TH STREET NORTHWEST WASHINGTON DC 20001 TELEPHONE (202) 289-8800

September 14, 2004

Ms. Robin Wertlieb
Bogdan Builders, Inc.
5272 River Road, Suite 400
Bethesda, Maryland 20816

Re: 1200 R Street, N.W.

Dear Robin,

Thank you for informing me that our apartment building project has been set down to begin the P.U.D. process.

Following are answers to questions you asked about our design:

1. HVAC outdoor unit height – The outdoor roof-mounted HVAC units will be no more than 4' high.

2. Design around front entry – We will look at and refine the design of the front door and canopy area.

Sincerely,

Eric Colbert, AIA

ZONING COMMISSION
District of Columbia
CASE NO.04-13
EXHIBIT NO.17B