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March 15, 2007

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Via Hand Delivery

Anthony Hood, Chairperson
DC Zoning Commission
441 4th Street, NW
Suite 210
Washington, DC 20001

**Re: Zoning Commission Case No. 06-41 (Square 653, Lot 111);
Supplemental Post-Hearing Submission**

Dear Commissioner Hood and Members of the Commission:

Attached please find an updated proposal of conditions of approval. Pursuant to further discussions with Advisory Neighborhood Commission 6D, the Applicant has revised condition number 4 to provide an opportunity for parking to neighboring property owners on O Street at a discounted rate upon completion of the residential building.

We appreciate your consideration of this application.

Sincerely,

John T. Epting

Christine A. Roddy

Attachment

cc: ANC 6D
Rhonda Hamilton, SMD
Matt Jesick, OP

**ZONING COMMISSION
District of Columbia**

CASE NO. 06-41

EXHIBIT NO. 36 **ZONING COMMISSION**
District of Columbia
CASE NO. 06-41
EXHIBIT NO. 36

ZONING COMMISSION CASE NO 06-41
APPLICANT'S CONDITIONS OF ZONING COMMISSION
APPROVAL

- 1) The Applicant will abide by the Development and Construction Management Plan as submitted into the record for this case. This Development and Construction Management Plan includes a pest control program to ensure that no increase in pest activity occurs during the period of construction activity on the Property.
- 2) The project will reserve 11,250 square feet of gross floor area as affordable units to households having an income not exceeding 80% of Area Median Income for the Washington, DC Metropolitan Statistical Area (adjusted for family size). To the extent that minor modifications are needed in the execution of this program to conform to District or Federal housing programs, the applicant will work with the Department of Housing and Community Development ("DHCD") to make such changes comply with the same.
- 3) Within 6 months of stabilization of the property as defined as being 94% occupied, the Applicant shall contact the Advisory Neighborhood Commission Single Member District Representative to make any surplus spaces in the garage available to the community at market-rate.
- 4) Current residents of 2, 4, 6, and 8 O Street, SW shall be provided the opportunity to lease a parking space in the parking garage of the building at 50% of the market rate for a period of twenty years upon completion of the residential building.
- 5) No less than 30 days before securing construction permits for this project, the Applicant shall provide the Advisory Neighborhood Commissioner Single Member District Representative an anticipated schedule of construction, including use of heavy machinery such as pile drivers.
- 6) The Applicant shall coordinate with the adjacent property owners regarding the provision of a decorative fence identical to that lining the Applicant's property line from the Applicant's property and continuing north to N Street, at the Applicant's expense.
- 7) The Applicant will give preference to existing residents living within the jurisdiction of Advisory Neighborhood Commission 6D when reviewing applications for tenancy. The Applicant will present its program to the ANC within 18 months of the Zoning Commission's issuance of an Order approving the proposed building.

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