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June 14, 2007

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Via Hand Delivery

Carol Mitten, Chairperson
DC Zoning Commission
441 4th Street, NW
Suite 210
Washington, DC 20001

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

Dear Commissioner Mitten and Members of the Commission:

Enclosed herein, please find the Applicant's post-hearing submission. Public hearings have been held in the above-referenced matter on February 22, 2007 and May 31, 2007. At the May hearing, the Zoning Commission requested additional information regarding the application. Accordingly, the Applicant now files the following documents to address the Commission's questions:

- Floor plans showing the distribution of the affordable units are attached as Exhibit A. The Applicant is providing affordable units on the first five floors along the east, west, north and south facades, as well as on the north and south of the interior courtyard. The units are interspersed throughout the building as required by the pending inclusionary zoning regulations. The Applicant is committed to distributing the affordable units throughout the building and to providing a unit mix similar to that which is attached; however, it would like to reserve the flexibility to move the exact location of the units as necessary; and
- A revised western façade with additional articulation to create a more interesting view for the neighboring rowhouses is attached as Exhibit B. The Applicant also attaches a copy of its initial proposal for the west façade to demonstrate the changes it has made; and
- A complete set of plans for ease of reference. (Exhibit C)

ZONING COMMISSION
District of Columbia

CASE NO. 06-41
ZONING COMMISSION
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EXHIBIT NO. 56
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The Applicant believes that the record reflects the Applicant's satisfaction of the standards for a Planned Unit Development and related map amendment. Thus, the Applicant respectfully requests that the Commission approve this application as presented.

Sincerely,



John T. Epting



Christine A. Roddy

Attachments

Certificate of Service

I certify that on June 14, 2007, I delivered a copy of the foregoing document via hand delivery or first class mail to the addresses listed below.



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