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June 14, 2007

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**Via Hand Delivery**

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

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D.C. OFFICE OF ZONING  
2007 JUN 14 PM 2:23

**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  
EXHIBIT NO. 56  
ZONING COMMISSION  
District of Columbia  
CASE NO. 06-41  
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. Epling

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.

A handwritten signature in black ink, appearing to read 'Christine', is written over a horizontal line.

Christine Roddy

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