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2009 FEB -9 PM 2:33

February 9, 2009

By Hand Delivery
Anthony Hood, Chairman
District of Columbia Zoning Commission
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: Zoning Commission Case No. 08-30 – Post-Hearing Submission

Dear Chairman Hood and Members of the Commission:

West Half 1 LLC, West Half 2 LLC and West Half 3 LLC (collectively, the “Applicant”) hereby submit the materials requested by the Zoning Commission during the January 29, 2009 public hearing for the above-mentioned case. These materials include:

- roof sections with all roof structures clearly dimensioned (Exhibit A);
- a residential roof plan with revised stair enclosures that are now setback from all walls of the building at a ratio of at least 1:1 (Exhibit A);
- the updated rendering of the Half Street and M Street façades that were presented at the public hearing on January 29, 2009 but was not included in the package of materials submitted to the Zoning Commission (Exhibit B); and
- proposed conditions of approval for Zoning Commission Case No. 08-30 (Exhibit C).

If necessary, the Applicant requests that the Zoning Commission reopen the record to allow the submission of the proposed conditions of approval.

The majority of the proposed conditions of approval are typical of conditions included in orders of the Zoning Commission and the Board of Zoning Adjustment, and address the specific aspects of this case. In addition to those conditions, the Applicant is requesting that the Zoning Commission grant the Zoning Administrator the flexibility to make minor modifications to the final plans approved by the Zoning Commission in the same manner that the Zoning Administrator would have if this were a PUD case. (See Condition No. 7.)

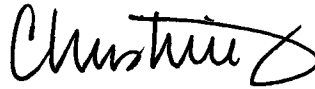
complexity of this case and the various uses proposed, the Applicant believes that providing the Zoning Administrator with such flexibility is entirely appropriate. Providing the Zoning Administrator with such flexibility, rather than requiring the Applicant to return to the Zoning Commission for a minor modification application that would most likely be approved without a public hearing, is a more cost efficient and less time consuming manner to address small changes to the project that will not have a significant impact on the overall quality and appearance of the project. Given the current financial climate, the Applicant is also asking for flexibility regarding the timing of filing for a final building permit to complete the project. (See Condition No. 12.)

The record of this case is now complete. The Applicant has fully satisfied all the requirements necessary for the Zoning Commission to grant the special exception and variance relief requested in this application. The Applicant looks forward to the Zoning Commission's decision on this project at the February 23, 2009 public meeting.

Sincerely,

A handwritten signature in black ink that reads "Paul Tummonds, ck".

Paul Tummonds

A handwritten signature in black ink that reads "Christine".

Christine Roddy

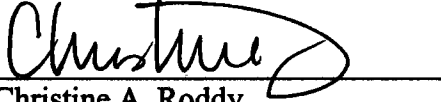
Certificate of Service

I hereby certify that the enclosed document was hand-delivered or sent by first-class mail to the following addresses on February 9, 2009:

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Washington, DC 20024

Commissioner Robert Siegel
919 5th Street, SE
Washington, DC 20003


Christine A. Roddy