

Holland & Knight

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Norman M. Glasgow, Jr.
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September 3, 2014

Re: ZC Case No. 14-08 (Portner Place, LLC - Consolidated PUD and Related Map Amendment @ Square 204, Lot 208) – Notice of Revised FAR Calculation

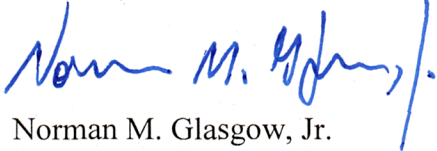
Dear Members of the Commission:

On September 3, 2014, the Applicant sent a letter to owners of property located within 200 feet of the subject site stating that it modified slightly the floor area ratio ("FAR") calculations for the planned unit development ("PUD") proposed for the site, due to an unintended mathematical inaccuracy.

As noted in the letter, a copy of which is attached hereto, the revised FAR computation does not change the proposed building size, height, lot occupancy, configuration, or gross floor area, but simply amends the FAR computation. The hearing notice and the Applicant's prehearing statement for this case noted an FAR of 4.10 (91,012 square feet of gross floor area) for Wing A, and an FAR of 7.52 (230,917 square feet of gross floor area) for Wing B. The correct FAR for Wing A is 4.725 and the correct FAR for Wing B is 8.27. The Applicant notes that it shifted slightly the proposed zoning boundary line that bisects the property in order to reflect the FARs of the building's two wings.

Thank you for your attention to this matter.

Sincerely,



Norman M. Glasgow, Jr.

cc: Advisory Neighborhood Commission 1B (w/attachments, via U.S. Mail)
Jennifer Steingasser, D.C. Office of Planning (w/attachments, via Hand)
Stephen Gyor, D.C. Office of Planning (w/attachments, via Hand)
Jamie Henson, D.C. Department of Transportation (w/attachments, via Hand)

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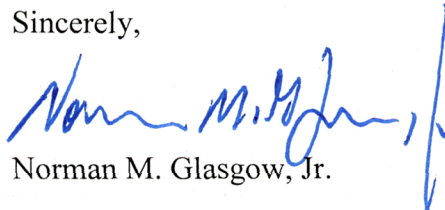
To Whom it May Concern:

On August 1, 2014, the District of Columbia Office of Zoning sent copies of a revised Notice of Public Hearing for Zoning Commission Case No. 14-08, which requested approval of a consolidated planned unit development (“PUD”) and related zoning map amendment for property located at 1441-1449 U Street, N.W. (Square 204, Lot 208). The public hearing on this matter is scheduled for Monday, October 27, 2014.

Due to a recently identified mathematical inaccuracy, the Applicant is revising the floor area ratio (“FAR”) calculations for the PUD. This revision does not change the proposed building size, height, lot occupancy, configuration, or gross floor area, but simply amends the FAR computation. The hearing notice and the Applicant’s prehearing statement for this case noted an FAR of 4.10 (91,012 square feet of gross floor area) for Wing A, and an FAR of 7.52 (230,917 square feet of gross floor area) for Wing B. The correct FAR for Wing A is 4.725 and the correct FAR for Wing B is 8.27. The overall FAR for the site remains at 6.82. The Applicant notes that it shifted slightly the proposed zoning boundary line that bisects the property in order to reflect the FARs of the building’s two wings.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Norman M. Glasgow, Jr.", with a stylized flourish at the end.

Norman M. Glasgow, Jr.