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May 11th, 2015

Zoning Commission of the
District of Columbia
441 4th Street, NW
Suite 210
Washington, DC 20001

Re: Case No. 14-13: Text Amendment - Rooftop Penthouse Regulations for All Non-Low Density Residential Development

Dear Chairman Hood,

This letter is a follow up to the written testimony I provided at the Zoning Commission's April 30th hearing on the proposed rooftop penthouse regulations. I am writing to reiterate some of the points I made in my testimony that I believe need to be critical factors in your continued deliberations, and to urge the Commission to approve the proposed regulations as expeditiously as possible.

At the recent hearing, I understand that several individuals and organizations testified in support and opposition of the proposed rooftop penthouse regulations. In general terms, those testifying in support of the proposed amendments were primarily from the development industry who were focused on changes to high-density areas. Those testifying in opposition were primarily from the community who voiced a consistent concern regarding the effect of the proposed amendments on their homes and lower density residential neighborhoods. Following the public testimony, the Commission pointed out the contrast in the testimony noting that it was almost like listening to two separate cases. This is an important point, and one that the Zoning Commission should not ignore as it continues its consideration of this very important case. Given the support for approval of those provisions affecting high-density areas, I believe it is prudent for the Commission to approve that portion of the amendments, saving the provisions that would affect lower density residential zones for further analysis and deliberation as the Commission deems necessary.

ZONING COMMISSION
District of Columbia

CASE NO. 14-13

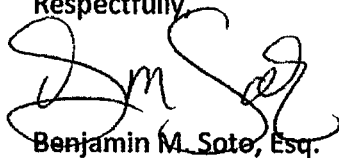
EXHIBIT NO. 100

ZONING COMMISSION
District of Columbia
CASE NO. 14-13
EXHIBIT NO. 100

Should the Zoning Commission proceed with approving new penthouse regulations for high-density areas, I believe it is essential that maximum flexibility in design and structural configuration be provided. This will give developers the capacity to identify ways to maximize utilization of additional habitable area, beautify the skyline, and will help incentivize the productive use of penthouses.

A favorable action on the rooftop penthouse provisions relating to high-density areas will allow developers to begin taking advantage of the additional development potential provided by the recent changes to the 1910 Height of Buildings Act. It will also activate our rooftops, increase development potential and affordability, improve livability, and enhance the aesthetics. Therefore, I encourage the Zoning Commission to take swift and favorable action on the proposed rooftop penthouse regulations or at least on the provisions relating to high rise structures.

Respectfully,

A handwritten signature in black ink, appearing to read "Bm Soto", written over the printed name.

Benjamin M. Soto, Esq.

President

Premium Title & Escrow, LLC