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November 12, 2014

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

Re Zoning Commission Case No. 14-15
Application of 1244 South Capitol Residential, L L C ("Applicant")
Request to Withdraw Court Variance Application

Dear Members of the Commission

In advance of the public hearing in this case scheduled for Thursday November 13, 2014, we submit the following information and materials on behalf of the Applicant in response to comments raised by the Office of Planning in its report to the Zoning Commission dated November 3, 2014

In its report, the Office of Planning indicated that it is "very supportive of the overall design" of the building, however it could not support the Applicant's requested court variance. The Applicant's design of the north elevation of the building, in addition to providing additional natural light to the dwelling units located along the northern portion of the building, is intended to further articulate that elevation, as encouraged under the CG overlay provisions. To reconcile these issues, the Applicant hereby submits revised overall plan, roof plan, north elevation, and perspective rendering drawings (Sheets L09, A310, A404, and A412, respectively, all included at Exhibit A) showing the addition of a trellis element comprised of steel slats, thereby eliminating the court along this elevation. To that end, the Applicant requests the Commission's consent to withdraw that component of the Application requesting variance relief from the court dimensional requirements. In addition to the Commission's review of the project pursuant to 11 DCMR §1610, the Applicant continues to request special exception approval of the penthouse not meeting the required setbacks and also loading variance relief.

The Applicant is also pleased to respond to the Office of Planning's suggestion regarding its sustainability commitment for the project. In its report, the Office of Planning suggests that the Applicant's commitment that the building will be designed to qualify for a minimum of LEED NC 2009 Certification, whether or not the Applicant pursued actual certification, should be

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EXHIBIT NO. 28

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increased to a commitment to achieve the equivalent of at least LEED Silver level. As shown in the attached revised LEED Scorecard, the Applicant has increased its commitment, that the building will be designed to qualify for LEED NC 2009 Silver, whether or not the Applicant pursues formal certification (Exhibit B)

Thank you for your consideration of these materials

Respectfully submitted,
HOLLAND & KNIGHT LLP



Dennis R. Hughes

CC Advisory Neighborhood Commission 6D
Office of Planning

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