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May 9, 2016

VIA IZIS AND HAND DELIVERY

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Revised Roof Plans - Z.C. Case No. 15-01A
Minor Modification to a PUD @ 320 Florida Avenue, NE (Square 3587, Lot 4)

Dear Members of the Commission:

On behalf of Level 2 Development, the Applicant in the above-referenced case, we hereby submit revised roof plans and sections (the "Revised Roof Sheets") in support of the Applicant's request for minor modifications to the architectural drawings approved pursuant to Z.C. Order No. 15-01. The Revised Roof Sheets are attached hereto as Exhibit A and replace Sheets A-24b and A-35 of the architectural drawings dated May 4, 2016, included in the case record at Exhibit 9A.

The Revised Roof Sheets respond to the Office of Planning's supplemental report, dated May 5, 2016 (Exhibit 10). The OP report supports the Applicant's request for flexibility to provide penthouse walls of an unequal height, which results from the need to create a 1:1 setback from the northern and southern edges of the roof. However, OP indicated that it does not support the location of the rooftop guardrails at the northern and eastern portions of the penthouse, which are not setback 1:1 as required by 11 DCMR § 411.18. In response, and as shown on the Revised Roof Sheets, the Applicant has relocated the guardrails so that they now comply with the 1:1 setback requirement.

The Applicant believes that the revised location of the guardrails resolves the issue identified by OP, and respectfully requests that the Zoning Commission approve the revised penthouse design and the other modifications identified in the Applicant's May 4th submission, at the Zoning Commission's public meeting on May 12, 2016.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Kyrus L. Freeman
Jessica R. Bloomfield

ZONING COMMISSION
District of Columbia
CASE NO.15-01A
EXHIBIT NO.11

Enclosure

cc:	Advisory Neighborhood Commission 5D	Via U.S. Mail; w/enclosure
	Peta-Gay Lewis, SMD 5D01	Via U.S. Mail; w/enclosure
	Advisory Neighborhood Commission 6C	Via U.S. Mail; w/enclosure
	Joel Lawson & Megan Rappolt, OP	Via Email; w/enclosure
	Ryan Westrom, DDOT	Via Email; w/enclosure