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May 19, 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: Supplemental Filing - Z.C. Case No. 15-01A
Minor Modification to a PUD @ 320 Florida Avenue, NE (Square 3587, Lot 4)

Dear Members of the Commission:

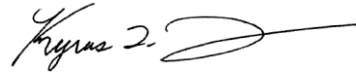
On behalf of Level 2 Development, the Applicant in the above-referenced case, we hereby submit further revised roof plans, sections, and perspectives (the “Revised Roof Sheets”) in support of the Applicant’s request for minor modifications to the architectural drawings approved pursuant to Z.C. Order No. 15-01. The Revised Roof Sheets are attached hereto as Exhibit A and replace Sheets A24b, A26b, and A35-37 previously submitted in Exhibits 9A and 11A. Thus, the architectural drawings to be reviewed by the Zoning Commission are at Exhibit 9A, with the sheets in Exhibit A substituted therein.

As shown on the Revised Roof Sheets, a 1:1 setback is provided for the entire first level of the penthouse where habitable space is provided for four residential units and a residential amenity space. See Exhibit A, Sheet A35. A 1:1 setback is not provided in four distinct locations on the second level of the penthouse, between the court wall and (i) the west elevator; (ii) the shaft; and (iii) two locations for the east elevator bank. See Exhibit A, Sheet A36. Each of these mechanical facilities are setback as far as possible from the edge of the court wall. This elevator cannot be pushed away from the court wall due to the stair tower located immediately to its south, which cannot be shifted without severely impacting the layout of all residential floors below. The shaft and the elevator banks are also setback as far as possible and cannot be pushed away from the court walls without negatively affecting the layout of every residential floor below and the circulation in the below-grade parking garage. Moreover, the penthouse was approved with the proposed height and setbacks for this mechanical equipment under the original application (Z.C. Order No. 15-01).

Based on the revisions to the penthouse shown on Exhibit A, which eliminate all setback relief for penthouse habitable space, the Applicant respectfully requests that the Zoning Commission approve the proposed modifications at its public meeting on May 23, 2016.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Kyrus L. Freeman
Jessica R. Bloomfield

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