

May 12, 2015

VIA HAND DELIVERY

Anthony Hood, Chairman
D.C. Zoning Commission
441 4th Street NW
Suite 210S
Washington, DC 20001

Re: Zoning Commission Case No. 15-02: Revised Plans

Dear Chairman Hood and Members of the Commission:

Enclosed please find revised plans for the above-referenced application. Based on meetings that the Applicant has had with the Office of Planning and the Historic Preservation Office, it makes two significant changes to its proposal: the Applicant has shifted the massing of the fourth story of each home to the front façade of the townhome and it has modified its site plan. Each modification is explained in more detail below.

Elevation Modifications

The Applicant has shifted the massing of the fourth story of each townhouse to the front façade of the building. The previous plans proposed a set back at the fourth story; however, the current proposal provides a consistent front façade for the entirety of the four stories and instead sets back at the fourth story on the rear of the façade. This change was made in consultation with the Office of Planning and the Historic Preservation Office, both of which thought providing a four story front façade was consistent with traditional rowhouses and better complemented the Holy Redeemer building.

The Office of Planning and Historic Preservation Office also suggested that the side elevations of the end townhouse units be modified to incorporate the materials utilized on the front façade. Accordingly, the Applicant has fully designed each elevation of the townhomes so that both the side and rear elevations incorporate the same materials that are present on the front façade. The Applicant believes that both of these modifications have improved the overall project and make it a stronger proposal.

Site Plan

The Applicant has modified the string of townhomes located along Jackson Street. Whereas the former proposal included four townhomes facing 7th Street in the northeast corner of the Property and 11 townhomes facing Jackson Street, the Applicant has reduced the number of townhomes by one and orients them all toward Jackson Street. Both the Office of Planning and the Historic Preservation Office believe that this approach better respects the Holy Redeemer building as it extends the distance between the townhouses and the existing religious building. The Applicant believes that the former site plan better framed the Holy Redeemer building and minimized views of the proposed alley; nevertheless, it is prepared to move forward with the revised site plan in the spirit of collaboration.

The revised plans are attached hereto. The revised elevations are depicted on Sheets A.101-A.107 and the revised site plan can be found on Sheets A.001 and A.005. The Applicant asks that the Zoning Commission set this application down for a public hearing at its earliest public meeting.

We look forward to continuing to work with the Office of Planning and Historic Preservation Office as this application moves through the zoning process.

Sincerely,



Christine Roddy

cc: Elisa Vitale, Office of Planning
Steve Callcott, Historic Preservation Office
Debbie Steiner, ANC 5E01
ANC 5E