

July 14, 2015

VIA HAND DELIVERY

Anthony Hood, Chairman
D.C. Zoning Commission
Office of Zoning
441 4th Street, N.W., Suite 210
Washington, DC 20001

Re: **Z.C. Case No. 15-05**
Application of P.N. Hoffman and Associates, Inc. and Riverside
Baptist Church ("Applicant") for Approval of a Consolidated
Planned Unit Development and Zoning Map Amendment
Square 472, Lot 127 (the "Property")

Dear Chairman Hood and Members of the Commission:

The Applicant has been closely monitoring the anticipated changes to the roof structure regulations pending before the Commission in Case No. 14-13. The initial PUD application anticipated that the proposed new regulations would reach a substantially final form prior to the setdown of this case.

However, given the current status of the proposed roof structure regulations, the Applicant has prepared a roof structure plan that complies with the current roof structure regulations, and submits this roof structure into the record as the "proposed" roof structure for the PUD at this time. (Exhibit A: Proposed Roof Structure Plan.) The proposed roof structure plan complies with the current Zoning Regulations in all respects: it consists of a single structure of uniform height not exceeding a height of 18'6" that is set back 1:1 from all exterior walls. Furthermore, the interior habitable space within the proposed roof structure is limited to an 800-square foot room that is accessory and incidental to the outdoor recreation space. This room comprises less than 12% of the overall rooftop recreation space.

The change in the roof structure design also eliminates the rooftop residential units and, accordingly, changes the proposed affordable housing component of the PUD. The Project will now contain approximately 115,063 square feet of net leasable

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residential floor area, which corresponds to 9,205 square feet of affordable housing, again expressed in terms of net leasable residential floor area.

The Applicant will continue to closely monitor the progress of the roof structure regulations and, at the appropriate time, will update the plans for the PUD to reflect these changes, either in this proceeding or in a subsequent modification. For now, the Applicant respectfully requests that the Commission consider the original roof structure plan as an "alternate" design pending approval of Z.C. Case No. 14-13.

Please feel free to contact me at (202) 721-1137 if you have any questions regarding the above. We look forward to the Commission's consideration of this matter at an upcoming public meeting.

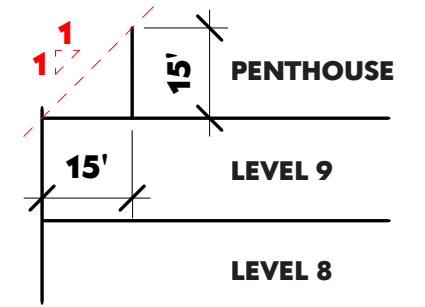
Very truly yours,



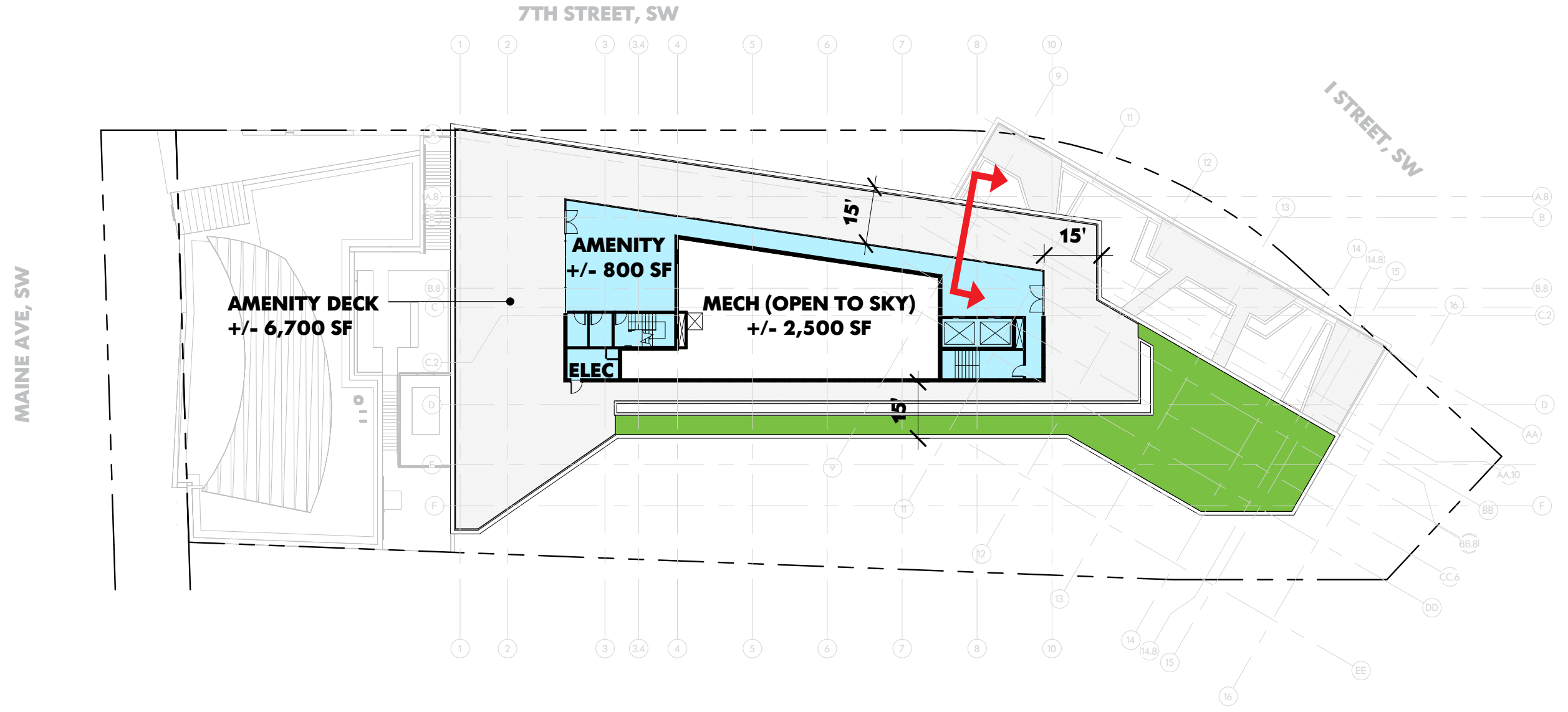
David Avitabile

DA/da
Enclosures

cc: Bao Vuong
Pastor Michael Bledsoe
Joel Lawson, Office of Planning
Anna Chamberlin, District Department of Transportation
ANC 6D



SECTION @ PENTHOUSE SETBACK



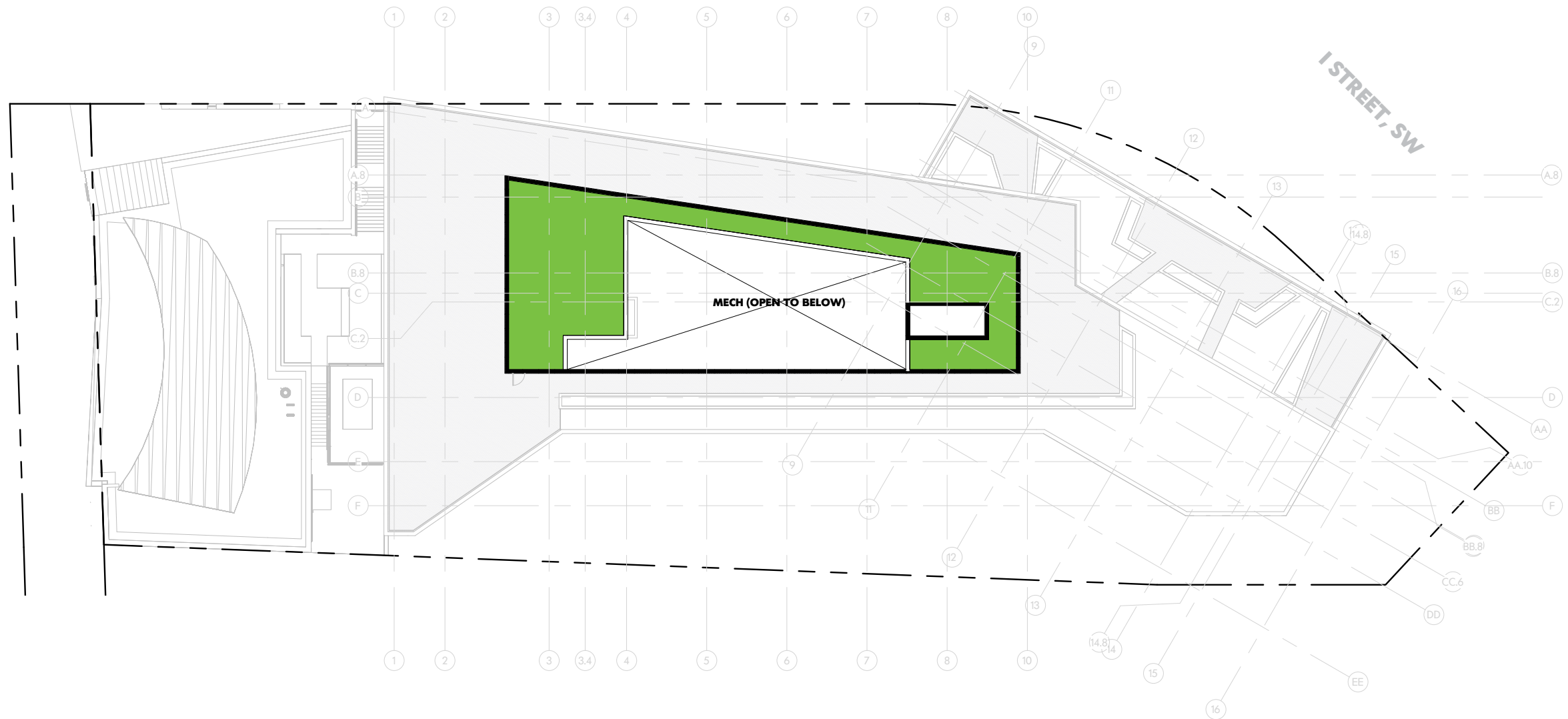
CONFORMING PENTHOUSE PLAN
RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

May 2015

MAINE AVE, SW

7TH STREET, SW

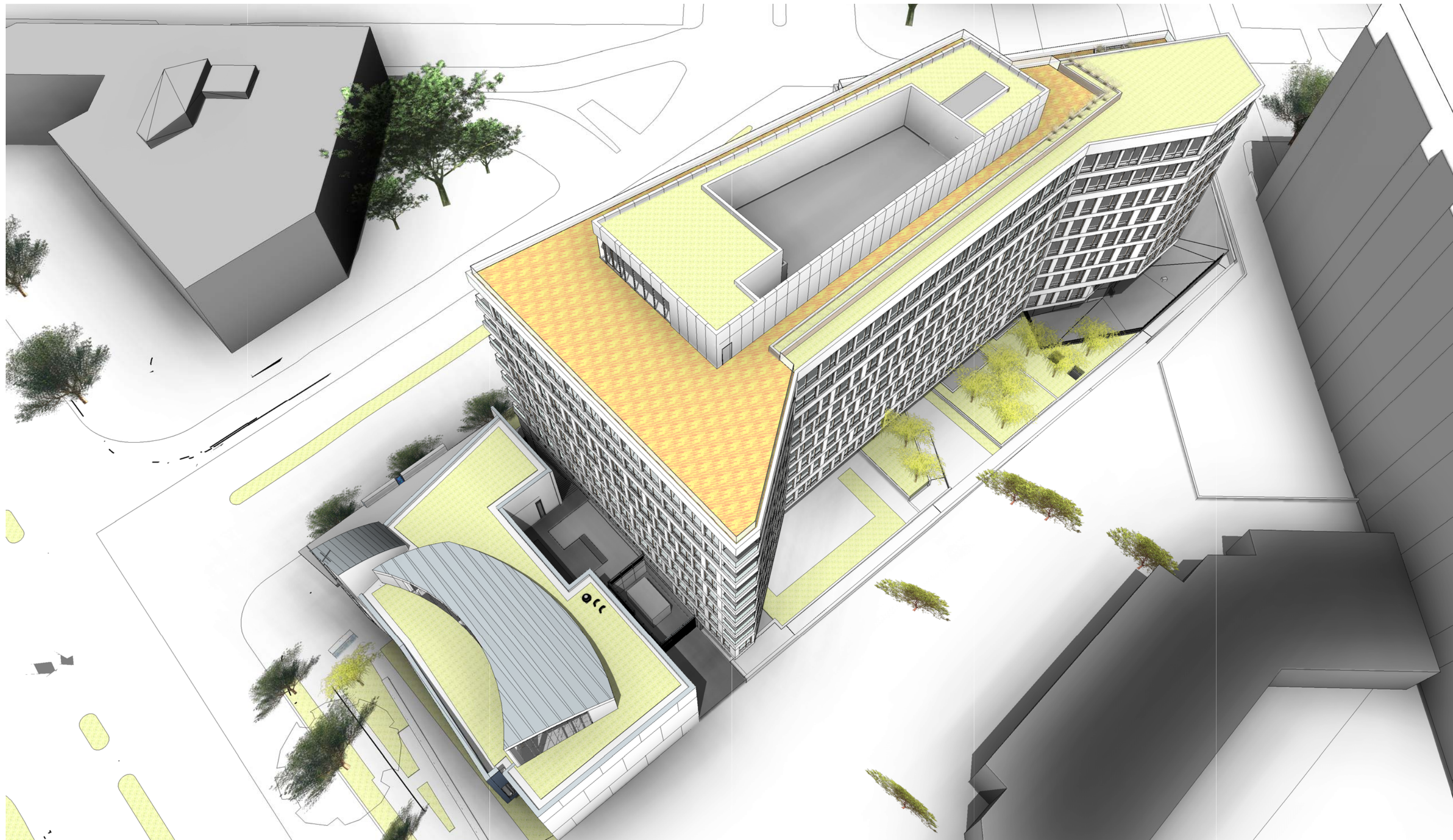
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CONFORMING ROOF PLAN
RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

May 2015

STUDIOS
architecture



AERIAL PERSPECTIVE FROM SOUTH
RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

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