

Exhibit B

Patricia A. Malloy
Advisory Neighborhood Commission 7C-01
501 50th Place, NE • Washington DC 20019

July 27, 2015

Zoning Commission for the
District of Columbia
441 4th Street, NW, Suite 200S
Washington, DC 20001

Dear Member of the Zoning Commission:

The purpose of this letter is to express my support for the planned unit development ("PUD") proposed by Pennrose Properties and the Warrenton Group, under Zoning Commission Case No. 15-10, for the property located at 5201 Hayes Street, NE (Square 5197, Lot 809). I have met with the Applicant to discuss the proposed development and the Applicant has presented the project to ANC 7C on September 11, 2014; October 9, 2014; and November 13, 2014.

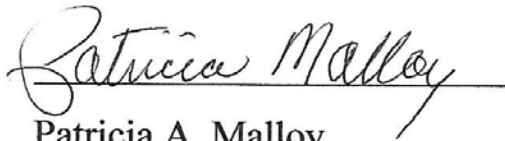
The PUD is a four-story, multi-family residential building that will contain 150 dwelling units that will be a mix of studios, 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom units. The overall FAR for the PUD will be approximately 1.63; the maximum building height will be 6'2'-3"; and the lot occupancy for the project will be 40%.

I believe that the proposed residential community will be significant to the redevelopment of the area, and the scale and density of the proposed residential community are compatible

with the surrounding neighborhood. Further, I believe that the project benefits and amenities are commensurate with the development flexibility achieved through the PUD process.

In light of the foregoing, we urge the Zoning Commission's approval of the proposed development.

Sincerely,

A handwritten signature in cursive script that reads "Patricia Malloy". The signature is written in dark ink and is positioned above the printed name.

Patricia A. Malloy

Single Member District Representative

Advisory Neighborhood Commission 7C-01