



IN REPLY REFER TO:
NCPC File No. 15-11

July 23, 2015

Zoning Commission of the District of Columbia
Office of Zoning
4441 4th Street NW, Suite 200S
Washington, DC 20001

Re: ZC 15-11, Capitol Gateway Overlay District Review at Square 700, Lots 43, 866 (SQ700 Trust, LLC)

Chairman Hood and Zoning Commissioners:

On July 25, 2015, the Zoning Commission reviewed plans for a proposed new building to be located at the southeast corner of South Capitol Street and M Street, SE. This review is pursuant to provisions within the Capitol Gateway (CG) Overlay District. The operative provisions include Sections 1604, 1605 and 1610 of the District of Columbia Zoning Regulations (11 DCMR), which apply to new construction on any lot that abuts South Capitol Street or M Street, SE within the CG Overlay District.

In response to a Zoning Commission referral pursuant to Section 3012.1(a) of the Zoning Regulations, NCPC staff reviewed the June 5, 2015, plans for the proposed new building (case Exhibit 13A). Under authority delegated to me by the Planning Commission, I subsequently submitted a report to the Zoning Commission (case Exhibit 24) noting a violation of the penthouse setback requirements of the Act to Regulate the Height of Buildings in the District of Columbia (Height Act). Following, the applicant for the project submitted revised plans, dated July 7, 2015, (Case Exhibit 23A) that modified the design of the penthouse, which successfully meets the penthouse setback requirements of the Height Act. Specifically, the penthouse was redesigned to have portions of unequal height that meet the one-to-one required setback from the nearest roof edge. With this design revision, the proposed new building is now not inconsistent with the Comprehensive Plan for the National Capital and the requirements of the Height Act. Further, NCPC staff is supportive of the applicant's new request to the Zoning Commission to grant special exception relief from Section 411.11 of the Zoning Regulations to provide a penthouse with enclosing walls of unequal height. This relief will allow the revised penthouse design to move forward. If you have any questions, please contact Jeff Hinkle at 202-482-7265.

Sincerely,

Marcel Acosta
Executive Director

ZONING COMMISSION
District of Columbia
CASE NO. 15-11
EXHIBIT NO. 27