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April 4, 2016

Anthony J. Hood, Chair  
Zoning Commission for the District of Columbia  
Suite 220-s  
441 4<sup>th</sup> Street, NW  
Washington, DC 20001

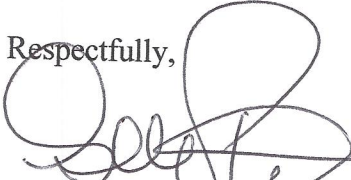
RE: ZC 15-13, Watkins Alley

Dear Chair Hood,

This case involves the PUD application and request for map amendment by Opal Development Company. The project is located in Square 1043, has some frontage on E Street, SE, but has the bulk of the property in the interior of the square. The CHRS Zoning Committee heard this case at its meeting on March 10, 2016 and the voted to support the application.

The Committee believed that the proposed design is a great improvement over the initial one. The Committee liked the fact that there are many 3 and 4 bedroom homes and that at least one of these will be in the IZ component. The Committee was concerned about the minimal amount of benefits from this project and is concerned that this has become the practice for PUD's on Capitol Hill.

Respectfully,

  
Gary M. Peterson, Chair  
Capitol Hill Restoration Society  
Zoning Committee

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ZONING COMMISSION  
District of Columbia  
CASE NO.15-13  
EXHIBIT NO.34