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BY ELECTRONIC (IZIS) AND HAND DELIVERY

District of Columbia Zoning Commission
441 4th Street, NW
Second Floor
Washington, DC 20001

Re: Zoning Commission Order No. 15-23A
Request for Minor Modification – Penthouse Habitable Space
Square 700, Lots 878, 7001, 7003 (collectively, the "Property")

Dear Members of the Zoning Commission:

The above-referenced Minor Modification application is scheduled for your consideration as part of the February 12, 2018, public meeting agenda. In advance of that meeting, the Applicant herewith submits the attached revised set of architectural drawings to address requests made by Advisory Neighborhood Commission (ANC) 6D and recommendations received from the Office of Planning (OP). The Applicant appreciates the input received from both ANC 6D and OP and requests that the Zoning Commission accept the attached set of drawings in replacement of the set of drawings originally filed with the application and included as Exhibit #2B of the Record.

Subsequent to the filing of this application on January 5, 2018, the Applicant made a presentation to Advisory Neighborhood Commission (ANC) 6D on January 8, 2018. The Applicant was pleased to receive the ANC's recommendation of conditional support for the application. The ANC's letter is included at Exhibit #4 of the Record and noted that it was "providing conditional support for the modifications contingent the creation of an appealing, durable, sanitary, cost-efficient, 850-1000 square foot, on-property dog walk." To that end, the attached revised set of drawings includes a new Sheet 5 (with the remaining sheets accordingly renumbered), which includes a relocated dog walk area to Lower Level 2. The dog walk amenity is being increased in size from approximately 550 square feet to approximately 850 square feet.

The Applicant also has worked with OP to refine the details of the application over the past several weeks and appreciates its February 2, 2018, recommendation of support for the

ZONING COMMISSION
District of Columbia
CASE NO. 15-23A
EXHIBIT NO. 6

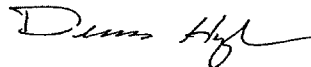
application included at Exhibit #5 of the Record, including confirmation that the Minor Modification application is consistent with the original approval of the Zoning Commission and consistent with the intent of the Capitol Gateway district.¹ The Office of Planning has requested that the Applicant relocate the dog salon amenity such that it is adjacent to the dog walk area. As shown on the attached drawings, the Applicant has agreed to this relocation. The resulting plan revision will result in a minor reduction in parking provided, by approximately five spaces. As the OP report noted, the parking provided remains well in excess of required parking.

With respect to the attached set of replacement drawings, aside from the addition of the new sheet identifying the relocated dog walk and salon amenities and parking on Sheet #5, the only other changes made to the drawings include a more accurate footprint showing the respective setbacks on Sheet #3, the addition of metal guard rails on Sheets #6-10 and additional dimension lines provided on various drawings.

Thank you for your consideration of these additional materials in advance of the February 12 public meeting.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Dennis R. Hughes

Attachments

cc: Advisory Neighborhood Commission 6D
DC Office of Planning

¹ As a point of clarification, the application has been submitted as a Minor Modification as provided in 11-C DCMR §1504.3. In its report, OP references the application as a Modification of Consequence. In both instances, consent approval by the Zoning Commission is appropriate.