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April 6, 2016

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

RE: ZC 16-03, Design Review Hill East District.

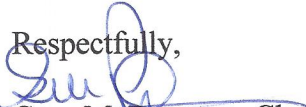
Dear Chair Hood,

This case involves the request by DB Residential Hill East, LLC for design review required by the Hill East regulations. The project is located in parcels F-1 and G-1 and has frontage on Massachusetts Avenue, 19th Street, 20th Street, Burke Street and C Street, SE. The CHRS Zoning Committee heard this case at its meeting on March 10, 2016 and the voted to support the application except for the rear elevation design and materials.

You should note that the design and list of materials for the rear of the building were not available until March 28. Thus, the ANC did not have them to review for their meeting and the ANC approval does not include this portion of the building. The CHRS Zoning Committee voted to approve what was before it and cautioned the applicant to make sure the design and materials for the rear were in compliance with the regulations. The Committee authorized the Chair to determine the suitability of the design and materials. Having now just seen the new plans, it is clear that they do not meeting the criteria of 2813.17. We oppose any waiver of this provision.

Since the plans for the rear were not available until well past the meeting dates of both the ANC and CHRS, we ask that any ruling be postponed until there is time for additional review by both bodies. Otherwise, you do not have informed ANC guidance.

Respectfully,


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

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ZONING COMMISSION
District of Columbia
CASE NO.16-03
EXHIBIT NO.28