

October 12, 2017

VIA IZIS AND HAND DELIVERY

Anthony Hood, Chairman  
District of Columbia Zoning Commission  
441 4<sup>th</sup> Street, NW  
Suite 200-S  
Washington, DC 20001

**Re: Z.C. Case No. 16-26 – 4620 Wisconsin Avenue NW**  
**Posthearing Submission**

Dear Chairman Hood and Members of the Commission:

In response to issues raised by the Zoning Commission at the September 28, 2017 public hearing on this matter, enclosed please find the Applicant's response.

North Façade Design

At the hearing and in response to comments from the Office of Planning, the Applicant presented a revised design for the north façade that incorporated greater articulation and variation in scale. The Applicant has continued to study the proposed design and refined drawings are attached as Exhibit A. Importantly, the Applicant has included both the proposed design and an alternate design, which replaces certain windows with metal panels. The proposed design is what will be constructed as a part of the proposed Project. The alternate design represents changes to the proposed openings that would be required if adjacent construction is built to the full height and bulk anticipated under the Zoning Regulations; the alternate design will be implemented only if adjacent construction actually requires the windows be blocked.

Revised Design Flexibility Conditions

At the hearing and in response to comments from the Office of Planning and the Zoning Commission, the Applicant agreed to revise certain design flexibility conditions related to exterior design. Revised conditions are proposed below.

- To make minor refinements to exterior details and dimensions, including without limitation to sills, bases, mullions, coping, railings and trim, or any other changes to comply with Construction Codes or that are otherwise necessary to obtain a final building permit, or to address the structural, mechanical, or operational needs of the building uses or systems that otherwise do not significantly alter the exterior design as shown on the Plans
- To vary the number, size, design, and location of retail windows and entrances, signage, awnings, canopies, and similar features of the ground-floor retail space frontage as

shown on the Plans to accommodate the needs of the specific retail tenants and storefront design within the parameters set forth in the Storefront and Signage Guidelines.

Please feel free to contact Dave at (202) 721-1137 if you have any questions regarding the enclosed. We look forward to the Commission's action at the October 30, 2017 public meeting.

Sincerely,



David M. Avitabile

Enclosure

## Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be delivered by first-class mail or hand delivery to the following addresses on October 12, 2017.

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David Avitabile