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**VIA IZIS**

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

Re: Zoning Commission Case No. 94-01B: Modification without Hearing to Z.C. Order Nos. 684D for 1331 L Street, NW (Square 247, Lot 96)

Dear Chairperson Hood and Members of the Commission:

Manger 8-10-34 Trust Partners LLC (the “**Applicant**”) hereby requests a modification without hearing to Z.C. Order No. 684, as modified and extended by Z.C. Order Nos. 684A through 684D (collectively, the “**Order**”). The Applicant plans to renovate the existing mixed-use office and retail building to (i) modify a ground floor entrance, (ii) renovate the interior, and (iii) add approximately 700 square feet of additional penthouse habitable space as well as additional exterior decking and modify the roof structure configuration (the “**Project**”). The Applicant seeks approval of this modification to certain exterior elements, including the ground floor entrance and penthouse/roof structure space (the “**Modification**”).

**I. Background**

The Property that is the subject of this application is Lot 96 in Square 247, which is located mid-block on the northern side of L Street, NW (the “**Property**”). The Property consists of approximately 18,457 square feet of land area and is located in the High Density Commercial and High Density Residential Categories on the Future Land Use Map of the District of Columbia Comprehensive Plan. The Property is improved with a ten-story office building, constructed in 2008 (the “**Building**”).

The Zoning Commission first approved a planned unit development (“**PUD**”) for the Property in 1991 in Z.C. Order No. 684, which authorized construction of a mixed-use office and retail building with a maximum height of 110 feet and maximum FAR of 9.25. In 1994, the Commission approved a modification of certain conditions of the PUD related to its off-site

housing proffers. In 2006, the Commission approved a minor modification to allow updates to the exterior design of the building.<sup>1</sup>

## **II. Description of the Modification**

The Applicant plans to update and modernize the Building. In addition to interior renovations, the scope of work includes revising the entrance, as shown on pages 6 - 8 of the plans attached as Exhibit D (the “**Plans**”). The new entrance design features sleek, transparent glass doors and updates the canopy above the doors.

The scope also includes certain changes to the penthouse, roof structure, and roof deck. The existing roof deck includes a passive seating area within the tower-like architectural embellishment and an exterior roof deck lounge. The interior space currently accommodates mechanical space, a restroom, and hallways connecting to the elevators, as shown on page 9 of the Plans. The Applicant plans to add approximately 700 square feet of new interior habitable penthouse space, as shown on pages 10 and 12 of the Plans. The envelope of the penthouse/roof structure will not be expanded as the result of this application.

## **III. The Application Satisfies the Criteria for a Modification**

Pursuant to Subtitle Z § 703.6, a “modification without hearing” includes “a redesign or relocation of architectural elements and open spaces from the final design approved by the Commission.” The Modification satisfies this standard as the changes to the ground floor entrance and rooftop amenity space and roof structure constitute a redesign of the architectural features and open spaces. The Modification does not require a public hearing to evaluate the proposed design changes, as they are minor and would not require witness testimony to assess, and the Modification is consistent with the approved PUD.

The Modification will not materially impact the surrounding property. The modifications to the penthouse and roof structure will improve the rooftop amenity space for office tenants, which has become an increasingly important feature to office tenants in recent years. In fact, it will better position the Building to attract tenants and add vitality and activity to the Property and to its neighborhood, all without creating adverse impacts. In addition, the Applicant anticipates contributing approximately \$84,270 to the Housing Production Trust Fund for the penthouse habitable space.

The Applicant has reached out to ANC 2C about the Project and plans to present the application at an upcoming public meeting.

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<sup>1</sup> Z.C. Order Nos. 684B (1996) and 684C (1997) approved time extensions of the PUD approval.

**IV. Filing Requirements**

The following exhibits are attached in support of the Application. Concurrent with the filing of this application, the Applicant will submit the filing fee of \$520 to the Office of Zoning.

<u>Exhibit A</u>	Signature Page
<u>Exhibit B</u>	Authorization Letter
<u>Exhibit C</u>	Prior Orders
<u>Exhibit D</u>	Plans

**V. Conclusion**

Please feel free to contact the undersigned if you have any questions or comments regarding this application. The Applicant looks forward to the Commission's consideration of the application at an upcoming public meeting.

Sincerely,

/s/ Jeff C. Utz  
Jeff C. Utz

/s/ Lee S. Templin  
Lee S. Templin

Enclosure

**CERTIFICATE OF SERVICE**

On March 6, 2026, I caused a copy of the foregoing letter and enclosure to be delivered by hand or electronic mail to the following:

Radhika Mohan  
Office of Planning  
[radhika.mohan@dc.gov](mailto:radhika.mohan@dc.gov)

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/s/ Lee S. Templin  
Lee S. Templin