



GREENSTEIN DELORME & LUCHS, P.C.

1620 L STREET, N.W., SUITE 900  
WASHINGTON, D.C. 20036-5605  
tel (202) 452-1400 fax (202) 452-1410

[www.gdlaw.com](http://www.gdlaw.com)

John Patrick Brown, Jr.  
[jp@gdlaw.com](mailto:jp@gdlaw.com)

Kate M. Olson  
[kmo@gdlaw.com](mailto:kmo@gdlaw.com)

June 26, 2018

## **VIA IZIS**

Anthony J. Hood, Chairman  
DC Zoning Commission  
One Judiciary Square  
441 4th Street N.W.  
Second Floor  
Washington, D.C. 20001

**Re: Supplemental Submission**  
ZC Case 06-11P Modification of Significance (“**Application**”)  
Square 42, Record Lot 12 (Lots 820 & 840)

Dear Chairman Hood and Members of the Commission:

### **I. Additional Renderings**

Please find attached a complete drawing package, which now includes a revised exterior building materials sheet (Sheet #A23) (“**Materials Sheet**”) and Supplemental Views (Sheet #s A25-A29) (“**Supplemental Views**”). As you will see by the updated drawing index, but for the revised Materials Sheet and the additional Supplemental Views, the plans that were submitted with the Application on April 25, 2018 have not changed.

#### **A. Revised Exterior Building Materials Sheet**

The Applicant is choosing between two similar accent colors for the exterior metal panel: “Bone White” or “Dove Grey”. The previous materials sheet only showed the Bone White option. This Materials Sheet (Revised A-23) has been revised to show both possible accent colors.

#### **B. Supplemental Views**

The Supplemental Views provide more detailed renderings of the proposed landscaping, lighting, signage, and the relationship of the proposed project to the adjacent buildings.

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**Sheet A-26:** Area between the rear of the proposed Hillel building and St. Mary's Episcopal Church property to the south

**Sheet A-27:** Penthouse

**Sheet A-28:** Proposed Trees along H Street

**Sheet A-29:** Entryway along H Street

## **II. Community Outreach**

The Applicant presented before ANC 2A, for a second time, on June 20, 2018. At this meeting, the ANC voted unanimously to support the Application. Additionally, both St. Mary's Episcopal Church and the West End Citizens Association have formally requested party status in support of this Application.

## **III. Penthouse Setback Relief**

Lastly, the Office of Planning requested the Applicant provide additional information to justify granting the requested penthouse setback relief. The original size and location of the penthouse, approved per ZC Order 06-11I ("Order"), was driven by the Commission's direction to relocate the penthouse to the west side of the Property and the need to provide multiple stairways, elevators, and accessory spaces to support religious ceremonies to take place on the roof (*See ZC Order 06-11I page 16, Par. 67*). The approved plans provided zero setbacks from the north and south walls and the Order granted special exception relief from those setback requirements.

Similar to the approved project, the penthouse is located on the west side of the property due to the need to provide multiple stairways, elevators, and accessory spaces to support religious ceremonies including the following:

- putting the sukkah on the roof,
- potential Friday night outdoor services, and
- potential Saturday night Havdallah "under the stars".

The proposed modified plans provide a 4 ft. and 10 ft. setback of the penthouse on the north. Although the new design continues to offer no penthouse setback to the south, the redesigned project has reduced the footprint (approved lot occupancy of 93% has been reduced to 73.8%) and now provides a compliant rear yard (approved rear yard was 4 ft. and has been increased to 15 ft.



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4in.). As a result of the redesign, the gross floor area of the building has been reduced, which results in the proposed penthouse becoming an important feature to allow for flexible gathering space.

Construction of compliant penthouse setbacks is impractical given the reduction in size of the building footprint, the need to provide flexible gathering space for both formal and informal events, and the requirement of two egress stairs. The approved original design of the penthouse had contemplated two sets of egress stairs on the roof, one of which was an open stairwell concept that was never fully developed. The current design proposes both means of stairwell egress from the roof to be fully enclosed to eliminate many of the issues and challenges presented by the originally proposed open fire evacuation stair. The relief requested will result in a better design than what was originally approved.

Very truly yours,

GREENSTEIN DELORME & LUCHS, P.C.

By: \_\_\_\_\_  
John Patrick Brown, Jr.

By: \_\_\_\_\_  
Kate M. Olson

Enclosures

## CERTIFICATE OF SERVICE

I hereby certify that on June 26, 2018, a copy of this letter was served on the following:

**ANC 2A**

2020 Pennsylvania Avenue NW #293  
Washington, DC 20006  
(Electronically [2A@anc.dc.gov](mailto:2A@anc.dc.gov))

**Commissioner Philip Schrefer, SMD 2A05**

725 24<sup>th</sup> Street, NW #709  
Washington, DC 20037  
(Electronically [2A05@anc.dc.gov](mailto:2A05@anc.dc.gov))

**Ms. Anne Fothergill**

**D.C. Office of Planning**  
1100 4th Street, SW #E650  
Washington, DC 20024  
(Electronically [anne.fothergill@dc.gov](mailto:anne.fothergill@dc.gov))

**Ms. Aaron Zimmerman**

**D.C. Department of Transportation**  
55 M Street, SE #400  
Washington, DC 20003  
(Electronically [aaron.zimmerman@dc.gov](mailto:aaron.zimmerman@dc.gov))

**The George Washington University**

c/o David Avitabile, Esq.  
Goulston & Storrs  
1999 K Street, NW #500  
Washington, DC 20006  
(Electronically [davitabile@goulstonstorrs.com](mailto:davitabile@goulstonstorrs.com))

**St. Mary's Episcopal Church**

c/o Windon Ringer  
728 23rd St. NW  
Washington, DC 20037  
(Electronically [windon.ringer@rutcgroup.com](mailto:windon.ringer@rutcgroup.com))

**West End Citizens Association**

**c/o Barbara Kahlow**  
800 25th Street, NW #704  
Washington, DC 20037  
(Electronically [barbara.kahlow@verizon.net](mailto:barbara.kahlow@verizon.net))

**Foggy Bottom Association**

904 New Hampshire Avenue, NW  
Washington, DC 20037  
(By Mail)

*Kate M. Olson*