

February 8, 2021

Via IZIS

Anthony Hood, Chairperson
District of Columbia Zoning Commission
441 4th Street, NW, Suite 210-S
Washington, DC 20001

Re: **Zoning Commission Case No. 15-31A – Supplemental Information**

Dear Chairperson Hood and Members of the Commission:

At its public meeting on January 14, 2021, the Commission requested (1) more detailed plans and (2) more information regarding the impact of the balconies proposed for removal to supplement the Applicant's request for approval of a modification of consequence of PUD Order No. 15-31. In response to the Commission's request, the Applicant includes Exhibit A, which provides updated plans detailing the 16 balconies proposed for removal from the eastern façade on floors 3-6, as well as the 5 interior balconies to be added on the northern façade. As noted on Sheet SK07, even with the removal of 16 balconies, 87 of the 181 units will still include a balcony. There will be a net reduction of 11 balconies in the project, yet 48% of units will still have balconies.

Also attached as Exhibit A, are Sheets SK07a and SK12, which demonstrate the proximity of the balconies to the living areas of other units. The outermost columns of balconies will be roughly 9.5 and 11.5 feet away from windows looking into the living area of separate residential units. The Applicant feels strongly that this presents a privacy issue for the adjacent units while simultaneously diminishing the enjoyment of the balconies. The proximity of the balconies to the windows looking into separate living spaces invites an intrusion into the other unit's privacy, whether intentional or not. The proximity also reduces the ability enjoy the balconies in light of the constant eye of the neighboring resident. The Applicant proposes eliminating the outermost columns in order to address these concerns and avoid the visual conflict between units.

The Applicant is also proposing to eliminate the two innermost columns of balconies on floors 3-6 for aesthetic reasons. It feels the building façade will appear unbalanced if the outermost columns of balconies are removed but the innermost balconies remain. Attached as Sheet SK09a is an elevation demonstrating how the eastern façade will appear if the innermost columns of balconies remain. The Applicant appreciates that the decision to remove these balconies is a matter of aesthetic preference so while it believes the building is better served by their removal, it is happy to retain the innermost columns of balconies if the Commission feels

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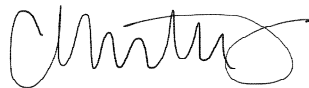
otherwise. The Applicant's priority is to remove the outermost columns of balconies on floors 3-6 (for a total of eight balconies) to protect the privacy of its residents.

The proposed modification is consistent with the Zoning Commission's previous approval of the project. The change in the number of balconies affects a discrete number of units and preserves the privacy of the residential tenants. Given the narrow scope of the modification, the use of the consent calendar process outlined in Section 703 of Subtitle Z of the 2016 Zoning Regulations is appropriate for this application.

The Applicant presented this modification to ANC 5D on January 12, 2021 and it will present it once again on February 9, this time requesting that the ANC vote on the application. The materials have been sent to ANC 6A, the ANC located on the south side of Benning Road.

Please feel free to contact the undersigned if you have any questions or comments regarding this application.

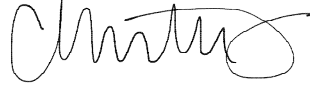
Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Christine A. Roddy". The signature is fluid and cursive, with a long horizontal stroke at the end.

Christine A. Roddy

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document were delivered by first-class mail, hand delivery, and/or email to the following addresses on February 8, 2021.



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