

July 28, 2016

VIA ONLINE FILING

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 210S
Washington, DC 20001

Re: Zoning Commission Case No. 15-32 – Application of 1126 9th Street, LLC to the District of Columbia Zoning Commission for a Consolidated Planned Unit Development and Related Zoning Map Amendment for 1126 9th Street, NW (Square 369, Lot 880) (the “Property”) – Applicant’s Proposed Draft Order

Dear Chairman Hood and Commissioners:

On behalf of 1126 9th Street, LLC (the “**Applicant**”), the applicant in Zoning Commission Case No. 15-32, attached please find the Applicant’s proposed draft Order.

The draft Order includes the refinement of the public benefit relating to community contributions – specifically allowing for the public benefit to be tangible, quantifiable, measurable and able to be completed or arranged prior to the issuance of a Certificate of Occupancy – in accordance with Section 2403.6 of the Zoning Regulations. Such condition is included as Condition B(3) of the draft Order.

In addition, we note that the affordable units proffered by the Applicant will both have permanent windows in the bedrooms of such units. These units will include a one bedroom unit and a one bedroom plus den unit (where the den may be used as a second bedroom, with an at-risk window). Such distribution of affordable units is in accordance with the distribution of unit types throughout the project.

We look forward to the Zoning Commission taking Final Action on this case. If you have any questions regarding this application, please feel free to contact Jeff at 202-721-1132 and Dave at 202-721-1127. Thank you for your attention to this application.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jeffrey Utz", written over a horizontal line.

Jeffrey Utz

A handwritten signature in blue ink, appearing to read "David Lewis", written over a horizontal line.

David Lewis

CERTIFICATE OF SERVICE

I certify that on July 28, 2016, I delivered a copy of the foregoing document via hand delivery or first class mail to the addresses listed below.



Jeffrey Utz

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