

September 30, 2022

Via JZIS

D.C. Zoning Commission
441 4th Street, N.W.
Suite 200-S
Washington, DC 20001

Re: Prehearing Submission Case No. 21-27: 1301 South Capitol Street, SW

Dear Members of the Commission:

On behalf of the Applicant in the above-referenced case, updated plans and renderings are being submitted to the record. The floor plans and elevations have been adjusted based on the Office of Planning's comments on page 5 of the report. Accordingly, the plans have updated so that the arrangement of the balconies is more consistent; and they now depict hardscape in front of the western retail bay on N Street. The Applicant also updated the zoning chart to reflect all areas of flexibility, including the smaller closer court size.

The 3D renderings were completed prior to receiving the Office of Planning report and comments regarding the balconies and hardscape; accordingly, the balconies and hardscape have not been adjusted per OP's comments on the 3D models. If permitted, the Applicant will adjust the 3D images after the Zoning Commission hearing, along with any other requested changes.

Respectfully Submitted,

Alexandra Wilson

Alexandra Wilson, Esq.
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CERTIFICATE OF SERVICE

I hereby certify that on September 30, 2022, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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