



May 11, 2022

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VIA IZIS

Anthony Hood, Chairperson
D.C. Zoning Commission
441 4th Street, NW, Suite 200S
Washington, DC 20001

**RE: ZC Case No. 22-08
Applicant's Cover Letter with Updated Renderings and Landscape Plan**

Chairperson Hood and Honorable Members of the Commission:

On behalf of the Applicant NRP Properties, LLC (the "Applicant"), please find enclosed at **Tab A** updated renderings and landscape plans for the above-referenced case. The Applicant has also enclosed a Motion to Late File at **Tab B** because this filing is submitted less than 20 days prior to the hearing.

During a meeting on May 2, 2022, the Office of Planning ("OP") and the Department of Transportation ("DDOT") requested the Applicant provide updated renderings and landscape plans to clarify: (1) the location and height of fencing around the front setback area and (2) the screening of two transformers by the front lot line. To more clearly depict these elements, the Applicant is submitting the enclosed updated renderings and landscape plans.

The fence will be 4-feet in height and circumscribe the width of the landscaped portion of the front setback area. The Applicant has also incorporated a fencing material palette. *See **Tab A**, Sheet L106B.* The renderings reflect both the fence and the plantings that will screen the two transformers. In comparison to the previous renderings in the record, the plantings will be as tall as the transformers to ensure the desired screening of viewpoints from Benning Road. The enclosed plans also include one additional sheet that provides more detail on the nichiha cement panel that will be the primary external material on the project's front façade. *See **Tab A**, Sheet A-46*

Under Subtitle Z § 401.6, the Commission may waive the 20-day filing restriction of Subtitle Z § 401.5 for good cause shown. The Applicant's late filing is responsive to recent comments from OP and DDOT that were made less than 20 days before the hearing. The late filing will not prejudice any party because the updated renderings and landscape plans do not propose any substantive changes to the architectural plans in the record. Additionally, the updates will allow District agencies and the Commission to better assess the subject application.

Thank you for your attention to this matter and we look forward to presenting the application to the Commission on May 16, 2022.

Sincerely,
COZEN O'CONNOR

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Meridith Moldenhauer

A handwritten signature in blue ink, appearing to read 'ED', written over a horizontal line.

Eric J. DeBear

Certificate of Service

I HEREBY CERTIFY that on this 11th day of May, 2022, a copy of this Cover letter with attachments was served, via email, on the following:

District of Columbia Office of Planning
c/o Elisa Vitale
1100 4th Street SW, Suite 650E
Washington, DC 20024
Elisa.Vitale@dc.gov

D.C. Department of Transportation
c/o Kimberly Vacca
250 M Street SE
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Advisory Neighborhood Commission 7D
c/o Commissioner Siraj Hasan, Chair
Commissioner Stephanie Audain, SMD
7D02@anc.dc.gov
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