

Tab C

Applicant's Requested Design Flexibility

- A. Interior Components - To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, and mechanical rooms, provided such variations do not change the exterior configuration of the building;
- B. Exterior Materials - To vary the final selection of the colors of the exterior materials, based on availability at the time of construction, provided such colors are within the color ranges shown on the plans approved by the Order;
- C. Exterior Details – To make minor refinements to exterior façade details and dimensions, including curtain wall mullions and spandrels, window frames, glass types, belt courses, sills, bases, cornices, balcony railings and trim, or any other changes, providing such minor refinements do not substantially alter the plans approved by the Commission and are necessary to comply with the District of Columbia Building Code or that are otherwise necessary to obtain a final building permit;
- D. Number of Dwellings - To vary the number of residential dwelling units by an amount equal to plus or minus 10% from the number depicted on the architectural plans approved by the Zoning Commission or as dictated by DHCD financing;
- E. Front Setback Design - To vary the location, attributes, and general design of the front setback area, provided it is generally consistent with the Commission's approval, including the type and height of fencing; type and size of playground equipment; design of public art; orientation of electric transformers; and elements in public space subject to approval by the Department of Transportation's Public Space Division;
- F. Environmental - To vary the features, means and methods of achieving the required GAR and Enterprise Green Communities PLUS Certification.