

Holland & Knight

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March 19, 2013

Via Email: bzasubmissions@dc.gov

Board of Zoning Adjustment
for the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2013 MAR 20 AM 11:37

Re: **BZA Application No. 18494 / Lauriol Properties, LLC**
(Square 3152, Portion of Lot 862, Lot 89) / Revised Post-Hearing Submission

Dear Board Members:

This revised post hearing submission is submitted on behalf of Lauriol Properties, LLC, in response to the Board's request at the public hearing for the above-referenced application held on January 29, 2013, for the following items:

- (1) details on the valet operation plan for the Lauriol Plaza restaurant (the "Restaurant"); and
- (2) an updated landscape plan that includes trees to replace the four trees removed from the property because of vehicular and storm damage.

Specifically, the purpose of this correspondence is to clarify the valet parking plan during the weekday lunch hours, as provided in the underlined text below. In all other respects, the valet parking plan remains as originally proposed in the submission filed March 12, 2013.

Valet Parking Plan

On February 28, 2013, the Public Space Committee approved an application for five¹ valet parking spaces along 18th Street, NW, at the entrance of the Restaurant. A copy of the approval letter is attached as Exhibit A.

¹ The Site plan submitted to the BZA showed only three valet parking spaces along 18th Street at the entrance of the restaurant. However, based on the Applicant's discussions with the ANC, the number of valet parking spaces was increased from three to five.

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Portland | San Francisco | Tallahassee | Tampa | Washington, DC | West Palm Beach

In connection with the valet parking approval, the Applicant proposed that customers drop off their vehicles on 18th Street; from there an attendant will drive the vehicles to the parking lot on T Street (the "T Street Lot"). If the T Street Lot is full, customers who pull up to the valet station will be directed to drive their vehicles to the parking lot on 18th and California Street (the "California Street Lot"). After parking their vehicles, customers will walk from the lot to the Restaurant. Upon leaving the restaurant, customers whose vehicles are parked at the T Street Lot will walk to the entrance of the lot and an attendant will retrieve their vehicles. Customers whose vehicles are parked at the California Street Lot would walk back to that lot to retrieve their vehicles.

The foregoing will be the valet operation plan during dinner hours and all day on the weekends. During the weekday lunch hours, when the restaurant generates less traffic, customers will pull up to the valet station on 18th Street where a parking attendant will either drive the customers' vehicle to the T Street lot or direct customers to drive their vehicle to the T Street Lot. Upon leaving the restaurant, customers will retrieve their vehicle at the T Street Lot.

Updated Site/Landscape Plan

An updated site/landscape plan is attached as Exhibit B. The plan has been updated to reflect the five valet parking spaces approved by the Public Space Committee at its meeting held on January 29, 2013. Also, the plan depicts three Redspire Pear trees along the frontage of the subject property east of the driveway. Because the Redspire Pear trees should be planted 20 to 25 feet on center and this portion of the site is only 52 feet wide, the Applicant is only able to install three trees to replace the four that were removed due to vehicular and storm damage. The Applicant has committed to install the trees when the weather permits. The replacement trees will screen the view of the parking lot from the three-story houses on the north side of T Street.

Thank you for your considerate attention to this matter.

Very truly yours,

HOLLAND & KNIGHT LLP

By: Leila Batties/lsm
Leila M. Jackson Batties

Attachments

cc: Ms. Jennifer Steingasser, Office of Planning (via email)
Mr. Joel Lawson, Office of Planning (via email)
Ms. Brandice Elliot, Office of Planning (via email)
Advisory Neighborhood Commission 2B c/o Will Stephens, Chair (via email)
Mr. Joseph Binker (via email)

Exhibit A

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION**



Public Space Regulation Administration

February 29, 2013

Lauriol Plaza Restaurant
1835 18th Street, NW
Washington, DC 20009

RE: 1835 18th Street, NW

Dear Property Owner:

On **February 28, 2013** the District of Columbia Public Space Committee (PSC) approved as submitted your application for five valet parking spaces along 18th Street, NW in public space at **1835 18th Street, NW** under the following conditions:

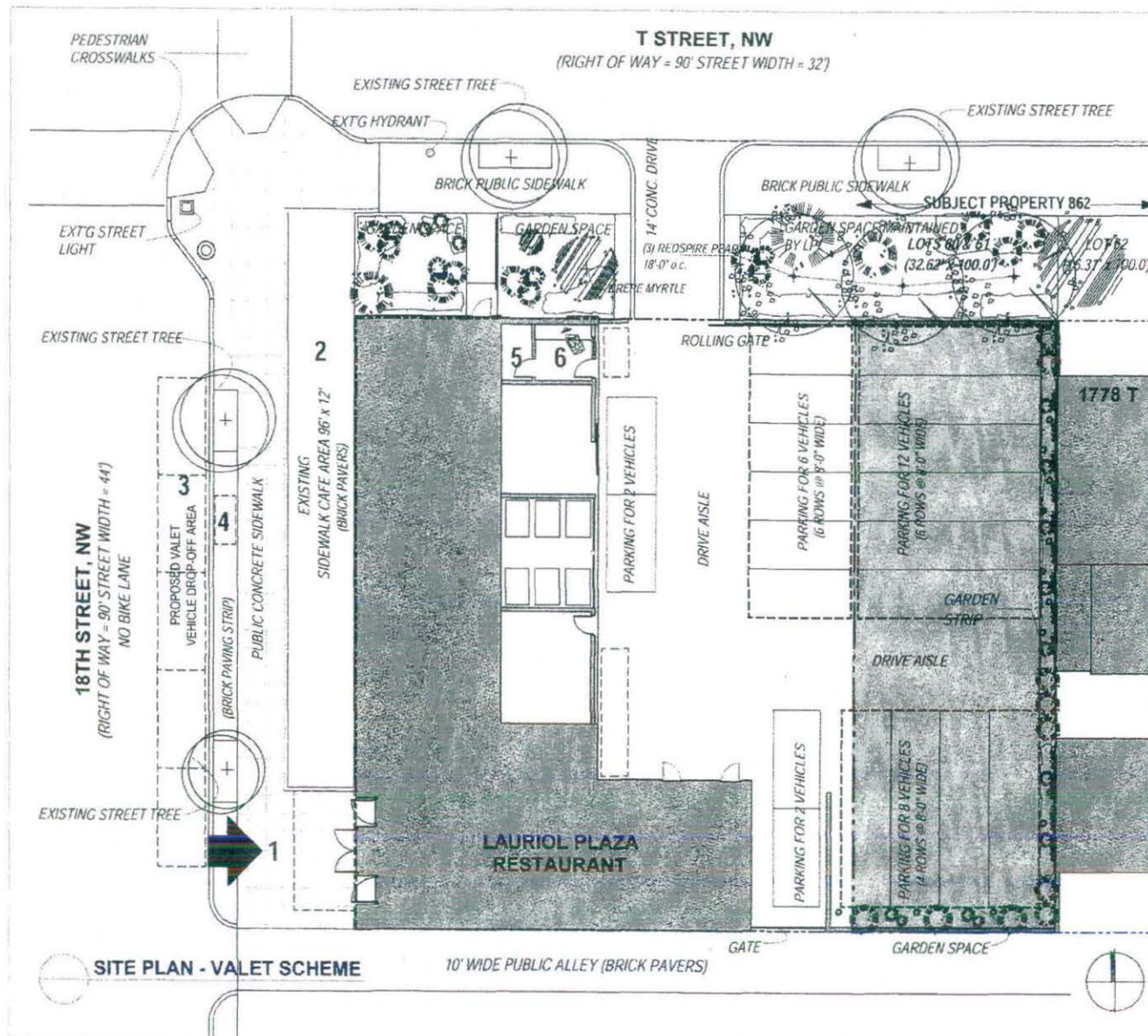
- 1) That the applicant will secure the permit within six (6) months of the date of this letter, or the approval granted herein expire

Please contact me at 202.535.2699 to arrange a date to finalize your permit. Thank you.

Sincerely,

Courtney Williams
Executive Secretary, PSC
cc: **ANC-2B**

Exhibit B



NOTE:
THE PORTION OF LOT 862 REQUESTED
FOR (20) ACCESSORY PARKING SPACES
MEASURES 32.62' x 100.0' = 3,262 SF

KEY:

1. LAURIOL PLAZA ENTRY
2. EXISTING SIDEWALK CAFE SEATING AREA
3. PROPOSED VALET VEHICLE DROP-OFF AREA
4. PROPOSED VALET ATTENDANT STATION
5. SALT STORAGE
6. VALET OFFICE

PROJECT NO. SIRU 2012-07	DRAWN BY GJR	 410 Florida Avenue, NW Washington, DC 20001 info@siruarchitects.com 202-213-2825
DESIGNED BY GJR		
REVIEWED BY		
SCALE 1/16" = 1'-0"	DATE 03-09-2013	