



BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA



FORM 120 - APPLICATION FOR VARIANCE/SPECIAL EXCEPTION

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

Pursuant to §3103.2 - Area/Use Variance and/or §3104 1 - Special Exception of Title 11 DCMR- Zoning Regulations,
an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zone District(s)	Type of Relief Being Sought	
				Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
1430 Rhode Island Ave., NW	0211	0858	R-5-E		350.4(d) (FAR)
Present use(s) of Property:	Hotel				
Proposed use(s) of Property:	Hotel				
Owner of Property:	LHO Washington Hotel Four LLC			Telephone No:	
Address of Owner:	c/o LaSalle Hotel Properties, 3 Bethesda Metro Center, #1200, Bethesda, MD 20814				
Single-Member Advisory Neighborhood Commission District(s).	ANC 2F-03				

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice.

Application of LHO Washington Hotel Four LLC, pursuant to 11 DCMR 3103.2, for a variance from the prohibition of expanding the gross floor area of a hotel by increasing the function or meeting space with the construction of an addition to a hotel existing on or before May 16, 1980, under section 350.4(d), in the R-5-E District at premises 1430 Rhode Island Avenue, N.W. (Square 211, Lot 858).

EXPEDITED REVIEW REQUEST (If interested, please select the appropriate category)

I waive my right to a hearing, agree to the terms in Form 128 - Waiver of Hearing for Expedited Review, and hereby request that this case be placed on the Expedited Review Calendar, pursuant to §3118.2 (CHOOSE ONE):

- ☐ A park, playground, swimming pool, or athletic field pursuant to §209 1, or
☐ An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to §223

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Date.	8/8/13	Signature*:	
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Carolyn Brown, Holland & Knight LLP	E-Mail:	carolyn.brown@hklaw.com
Address:	800 17th Street, N.W, Suite 1100, Washington, D.C. 20006		
Phone No(s):	(202) 862-5990	Fax No.:	(202) 955-5564

* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

FOR OFFICIAL USE ONLY

Board of Zoning Adjustment

District of Columbia

Exhibit No. 1

Case No.

18648

CASE NO.18648

EXHIBIT NO.1

Holland & Knight

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August 8, 2013

Via Hand Delivery

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

Re BZA Application – LHO Washington Hotel Four LLC
(Square 211, Lot 858)

Dear Board Members

On behalf of LHO Washington Hotel Four LLC, owner of the property listed above, we submit herewith an application for a variance to construct an addition to a hotel in the R-5-E District at 1430 Rhode Island Avenue, N W., (Square 211, Lot 858) Enclosed are the following materials

- A completed BZA Form 126 (fee calculator) and a check in amount of \$1,040,
- A completed BZA Form 120 (application),
- A completed BZA Form 135 (self-certification),
- Letter from the property owner authorizing Holland & Knight LLP to file the application,
- A statement explaining how the application meets the specific tests identified in the Zoning Regulations,
- A statement of existing and intended uses of the subject property,
- Architectural drawings,
- Photographs of the subject property, (included with the architectural drawings),

- A building plat showing the subject property, and
- The name and mailing address of the owners of all property within 200 feet in all directions from all boundaries of the subject property, in both list and mailing label format

We respectfully request that the Board schedule the application for a public hearing on the next available date

Very truly yours,

HOLLAND & KNIGHT LLP

By 
Mary Carolyn Brown

Enclosures

cc Jennifer Steingasser, Office of Planning
Advisory Neighborhood Commission 2F