

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs
1100 4th Street S.W, 5th Floor
Washington, DC 20024



May 12, 2014

D.C. Board of Zoning Adjustment
Office of Zoning
441 4th Street NW, Suite 210
Washington, DC 20001

**Re: Appeal No. 18735 & 18737: Appeal re: 2121 M Street NW (“Property”)
Documents Relied Upon by the Office of the Zoning Administrator**

Dear Members of the Board:

As requested by the Board at the close of the April 15, 2014 public hearing, below please find a list of all documents reviewed and relied upon by the Zoning Administrator in the review and approval of the Permit. Many of these exhibits are already in the record, but are reprinted here for the convenience of the Board.

Exhibit A: Building Permit Application dated September 3, 2013. The Application file includes a page indicating that the Office of Zoning Administrator reviewed and approved the application.

The Application file on record with DCRA also includes documents that support the permit application, such as completed review of the Environmental Impact Screening Form and third-party review of compliance with building code requirements.

The Application file on record also includes a zoning data summary form, a copy of the Office of Zoning Administrator’s comments on the initial application, and a copy of the applicant’s responses addressing those comments. The applicant’s responses are marked in a manner that indicates that the Office of Zoning Administrator specifically reviewed and confirmed that all issues were addressed.

Exhibit B: Permit Plans dated August 28, 2013. For the Board's convenience, we have only reproduced the permit plans that were relevant to the Zoning Administrator's determination and the issues in the Appeal.

The civil drawings clearly show the outline of the existing Marriott hotel (C500 and the architectural drawings clearly describe the Project as an addition to the Marriott Hotel (A002).

The 1st Floor Plan (A102) clearly shows the relevant portions of connection to the Marriott hotel, including the stairwell and door from the stairwell as well as the doors from the retail establishments (all doors labeled as "Existing Door to Remain").

All of the relevant zoning drawings included herein are stamped as approved by the Office of the Zoning Administrator, indicating that the ZA specifically reviewed and approved each plan and drawing. This includes pages G001 (cover page), A002 (zoning analysis), A090 (architectural site plan), A100 through A112 (floor plans), A301-303 (elevations), and A400-401 (sections).

Exhibit C: Zoning Comments from DCRA dated November 7, 2013. This email contains all initial comments raised by the Office of Zoning Administrator during the initial review of the permit application.

Exhibit D: Email from Counsel for Intervenor to DCRA dated November 10, 2013. This email and attachments were provided by Intervenor in response to DCRA's initial comments and include, among other documents, the valet parking plans for the Project. (The attachments also included copies of discussions with the Zoning Administrator, which are reprinted in separate exhibits below.)

Exhibit E: Email from Counsel dated November 10, 2013, forwarding an August 26, 2013 email summary of a meeting between Counsel and the Zoning Administrator confirming the compliance of the Project with the Zoning Regulations

Exhibit F: Building Plat dated November 20, 2013. This plat clearly shows all existing and proposed improvements on Record Lot 190. Again, note that the Building Plat is signed and stamped as approved by the Office of the Zoning Administrator, indicating that the ZA specifically reviewed and approved the Building Plat.

Exhibit G: Email from Counsel dated November 22, 2013, forwarding an October 27, 2013 determination by the Zoning Administrator that the Project's roof structure complied with the Zoning Regulations.

Exhibit H: Email from Counsel dated November 22, 2013, attaching a copy of the Zoning Administrator's 2010 Determination Letter regarding the Property, with exhibits.

May 12, 2014

Page 3

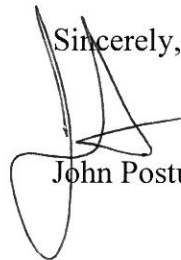
Exhibit I: Zoning Review Approval from DCRA dated November 26, 2013. The review approval specifically notes compliance with parking through valet parking, among other comments.

Exhibit J: Building Permit dated November 27, 2013.

Conclusion

We look forward to the Board's decision on this Appeal on May 20, 2014.

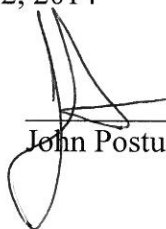
Sincerely,



John Postulka

cc: ANC 2A
Pat Brown, Greenstein, Delorme & Luchs
Cynthia Giordano, Saul Ewing
David Avitabile, Goulston & Storrs

I, John Postulka, hereby certify that a copy of this document and attachments was served by electronic mail on the above cc:s on May 12, 2014



John Postulka