

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



July 24, 2013

Norman M. Glasgow, Jr.
Steven E. Sher
Director of Zoning and Land Use Services
Holland & Knight LLP
800 17th Street, N.W. - Suite 1100
Washington , DC 20006

Re: 2505 Wisconsin Avenue, NW Square 1935, Lot 45

Gentlemen:

This is to confirm the substance of our discussions on May 20 and 31, 2013, concerning proposed improvements to the hotel, now known as the Savoy Suites, located at the southeast corner of the intersection of Wisconsin Avenue and Davis Place, N.W. The site is known as Lot 45 in Square 1953. The property contains approximately 23,158 square feet of land area and is zoned R-1-B in the Naval Observatory (NO) Overlay District.

The hotel was constructed in the early 1970's when the property was zoned R-5-C, pursuant to a zoning map amendment granted by the Zoning Commission. The hotel, which had been lawfully constructed, became a nonconforming use in a nonconforming structure.

The owner of the hotel now proposes to make certain changes to the hotel, as shown on the plans we reviewed; excerpts from those plans are attached to this letter. Those changes are described as follows:

- On the Garage Level 1, you propose to reconfigure the space. The present allocation of space and the proposed allocation of space are as follows:

	Existing	Proposed
Commercial adjunct (gym)	1,903 sf	1,692 sf
Service areas (storage, employee cafeteria, laundry, etc.)	6,609 sf	6,544 sf
Guestroom areas	1,199 sf	1,475 sf
Total	9,711 sf	9,711 sf

- On the ground floor, you propose to reconfigure the food and beverage service to create a restaurant and a separate café/ bar and to relocate the meeting space from one side of the hotel to the other. The present allocation of space and the proposed allocation of space are as follows:

	Existing	Proposed
Commercial adjunct (restaurant, bar, kitchen)	4,608 sf	6,223 sf
Function room	2,173 sf	2,063 sf
Guestroom areas (lobby, reception, back-of-house, etc.)	4,427 sf	2,887 sf
Service areas	73 sf	108 sf
Total	11,281 sf	11,281 sf

You also propose to reconfigure the canopy in front of the main entrance.

- There would be no change to the typical hotel guestroom floors.
- On the eighth floor, two rooms would be combined into a single larger room.
- On the roof, you propose to create a passive recreation area and expand the existing penthouse to include restrooms, storage incidental to the roof deck and a second exit stair. One of the existing elevators would be brought to the roof level and a lobby for access would be added. The second roof stair would be connected to the main portion of the penthouse by a screen wall. The top of all of the new construction would be 18 feet, 6 inches above the roof and all new construction other than the guard-rail would be setback 1:1 from all exterior walls.

The Zoning Regulations pertaining to nonconforming uses are set forth in §2002. The pertinent provisions are as follows:

- 2002.3 A nonconforming use shall not be extended to portions of a structure not devoted to that nonconforming use at the time of enactment or amendment of this title, or to another structure.
- 2002.4 Ordinary repairs, alterations, or modernizations may be made to a structure or portion of a structure devoted to a nonconforming use. Structural alterations shall not be allowed, except those required by other municipal law or regulation; provided, that structural alterations shall be permitted to a lawfully existing, nonconforming flat or apartment house located within a Residence District.

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2002.5 A structure devoted to a nonconforming use shall not be enlarged, except if the enlargement is to be devoted to a conforming use.

2002.6 A new structure shall not be erected to house a nonconforming use.

The changes that are described above all fit within the allowances of Section 2002. The existing hotel occupies the entire building, so the changes do not extend the use into other portions of the building. With the exception of the roof structure, the alterations are all internal to the building and do not constitute structural alterations ("any change in the permanent, physical members of a building or other structure, such as bearing walls or partitions, columns, joists, rafters, beams, or girders.") The roof structure changes are designed to allow access to and use of the roof and would be required to comply with code requirements.

The reallocation of space within the existing hotel is not precluded by Section 2002. The space devoted to guest room areas and the function room goes down slightly and the commercial adjunct space and service areas go up slightly. The overall structure is not being enlarged; the total gross floor area upon completion will be exactly the same as the existing gross floor area (86,013 square feet). No new structure is to be erected for hotel use.

The changes to the roof all meet the requirements of Section 411. The existing roof structure is higher than 18 feet, 6 inches, above the roof, but such height was allowed when it was built. All the new roof structures will be of a single height, will be connected by screen walls to make a single enclosure, will meet the 1:1 setback and will not exceed one-third of the total roof area (applicable to the R-1-B District even though the building is not an R-1-B type building). A 42 inch high railing is permitted around the perimeter.

I therefore conclude that what you have proposed complies with the Zoning Regulations. Please let me know if I may be of further assistance.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachment - Excerpts of Plan Set

SQUARE FOOTAGE TABULATIONS

EXISTING SQUARE FOOTAGES	1ST FLOOR	2ND FLOOR-8TH FLOOR*	TOTAL SF** PER CATEGORY
AREA CATEGORY			
COMMERCIAL ADJUNCT	4,608	0	4,608
EXHIBIT SPACE	0	0	0
FUNCTION ROOM	2,173	0	2,173
GUESTROOM AREAS	4,427	74,732	79,159
SERVICE AREAS	73	0	73
TOTAL FLOOR AREA	11,281	74,732	86,013
NEW SQUARE FOOTAGES	1ST FLOOR	2ND FLOOR-8TH FLOOR*	TOTAL SF** PER CATEGORY
AREA CATEGORY			
COMMERCIAL ADJUNCT	6,223	0	6,223
EXHIBIT SPACE	0	0	0
FUNCTION ROOM	2,063	0	2,063
GUESTROOM AREAS	2,887	74,732	77,619
SERVICE AREAS	108	0	108
TOTAL FLOOR AREA	11,281	74,732	86,013

*2ND-8TH FLOORS ARE EACH 10,676 SF
**SF AREAS ARE MEASURED FROM OUTSIDE FACES OF EXTERIOR WALLS AND CENTER LINE OF INTERIOR PARTITIONS.

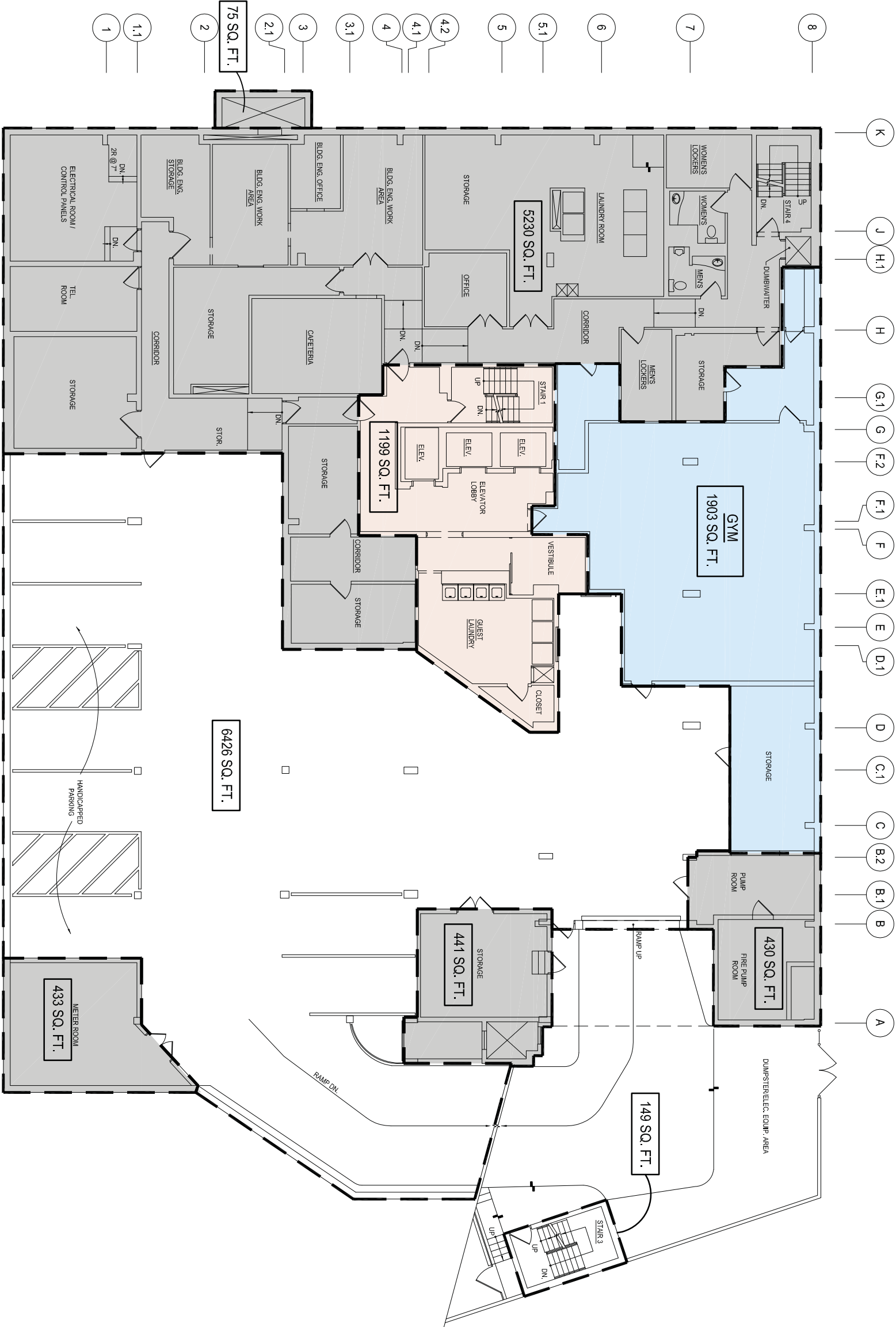
PROPERTY DATA

SQUARE/LOT: 1935 0045
DC ZONING:
PUD: NONE
ZONE DISTRICT: R-1-B
OVERLAY: NO (NAVAL OBSERVATORY PRECINCT)
TDR ZONE: NONE
CAMPUS PLAN: NONE
HISTORIC DISTRICT: NONE
HISTORIC LANDMARK: NONE

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SQUARE FOOTAGE TABULATIONS & PROPERTY DATA





LEGEND:	
	COMMERCIAL ADJUNCT
	FUNCTION ROOM
	SERVICE AREAS
	GUESTROOM AREAS
	EXHIBIT SPACE

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2505 WISCONSIN AVE, NW, WASHINGTON, DC 20007

13.0057

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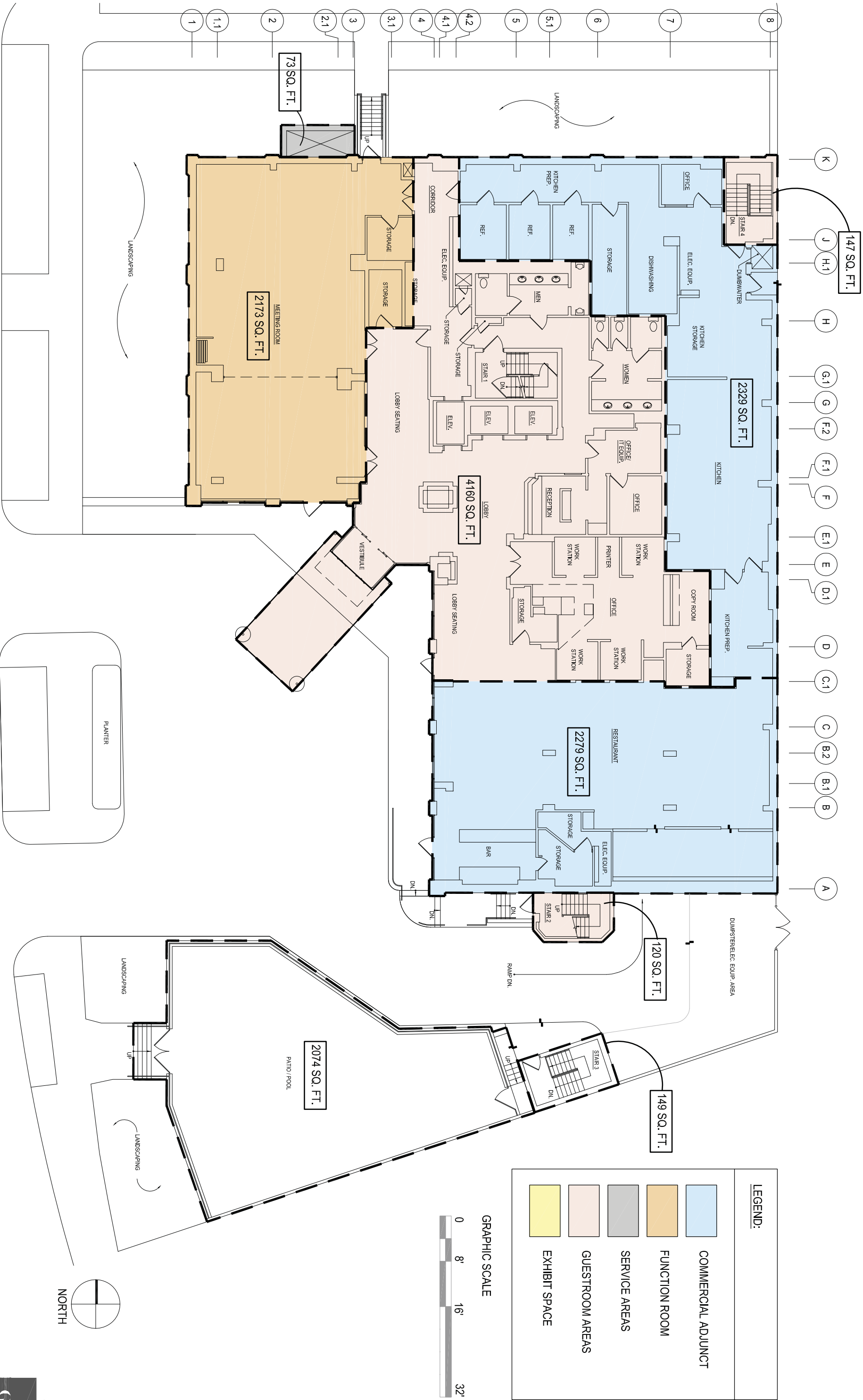
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

06-14-13 EXISTING GARAGE LEVEL 1 PLAN

G T M A R C H I T E C T S



X1.2



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EXISTING FIRST FLOOR PLAN

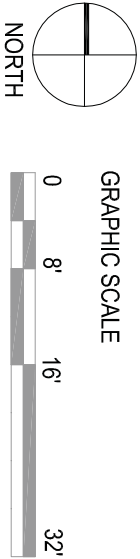
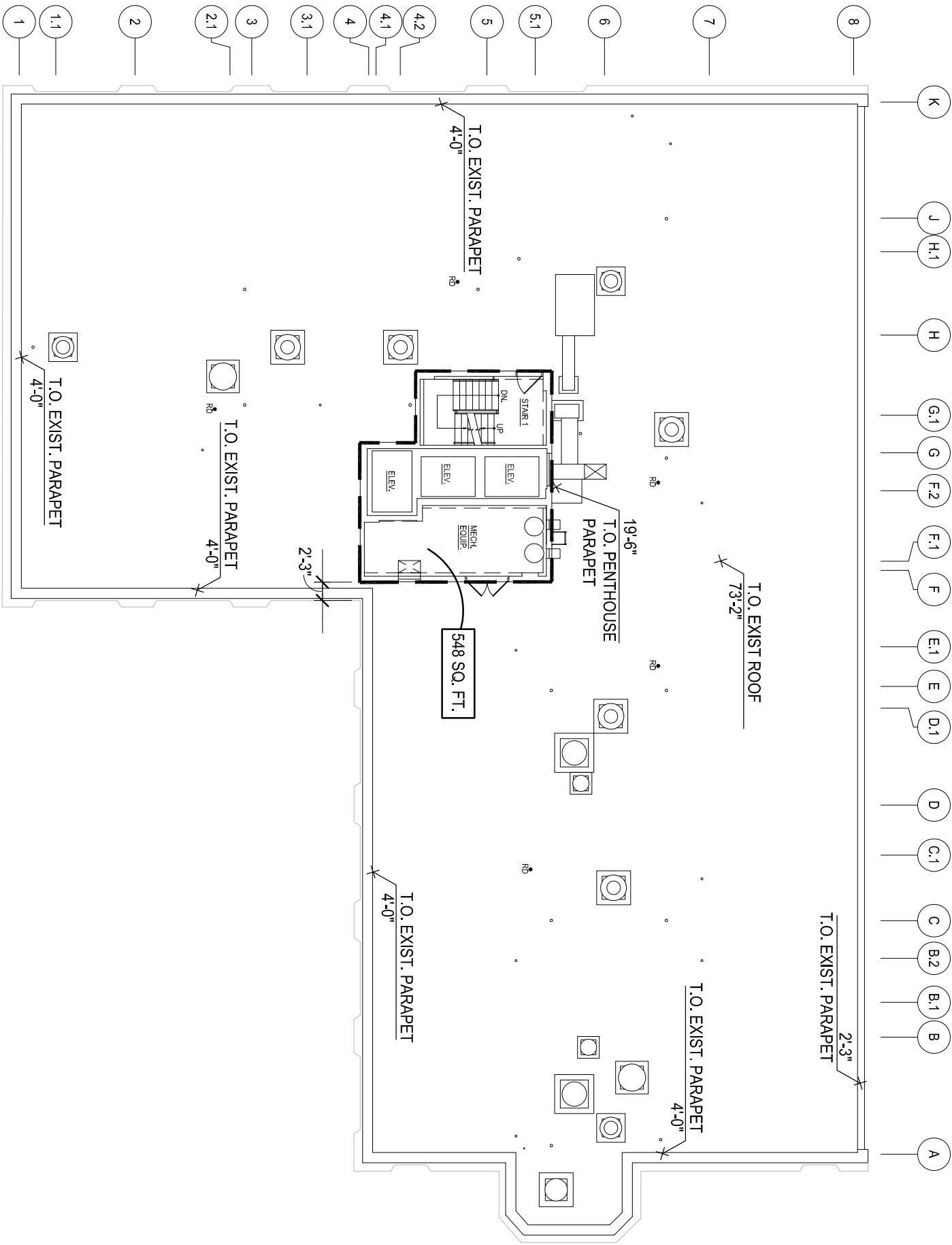
06-14-13

G T M A R C H I T E C T S

X1.3



NOTES:
1. PENTHOUSE AND PARAPET HEIGHTS ARE MEASURED FROM EXISTING ROOF LEVEL.
2. ROOF LEVEL HEIGHT IS MEASURED FROM EXISTING FIRST FLOOR LEVEL.



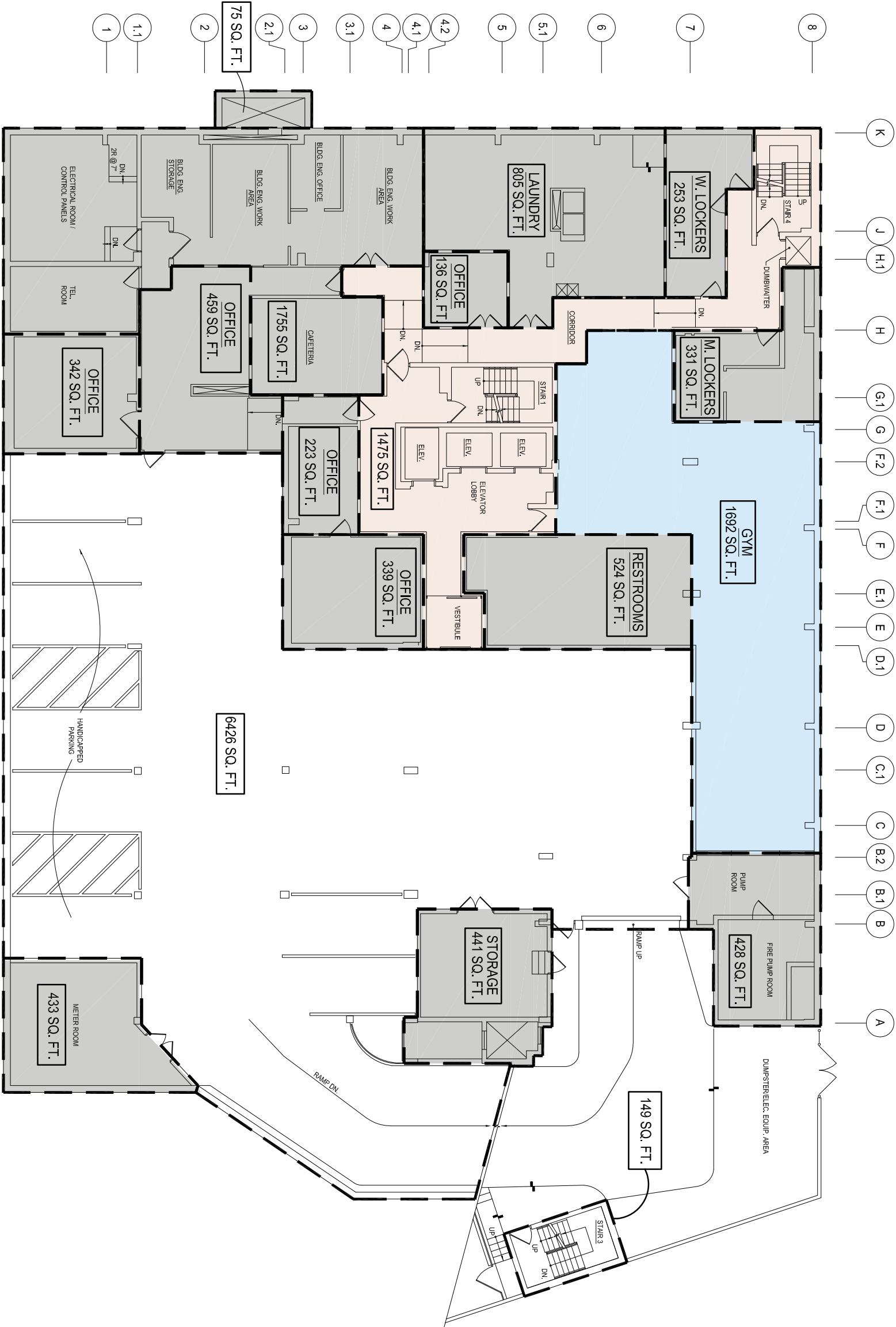
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EXISTING ROOF LEVEL PLAN
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LEGEND:	
	COMMERCIAL ADJUNCT
	FUNCTION ROOM
	SERVICE AREAS
	GUESTROOM AREAS
	EXHIBIT SPACE

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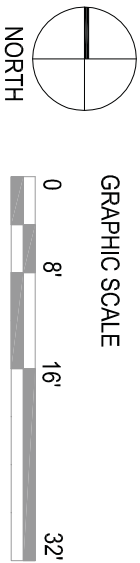
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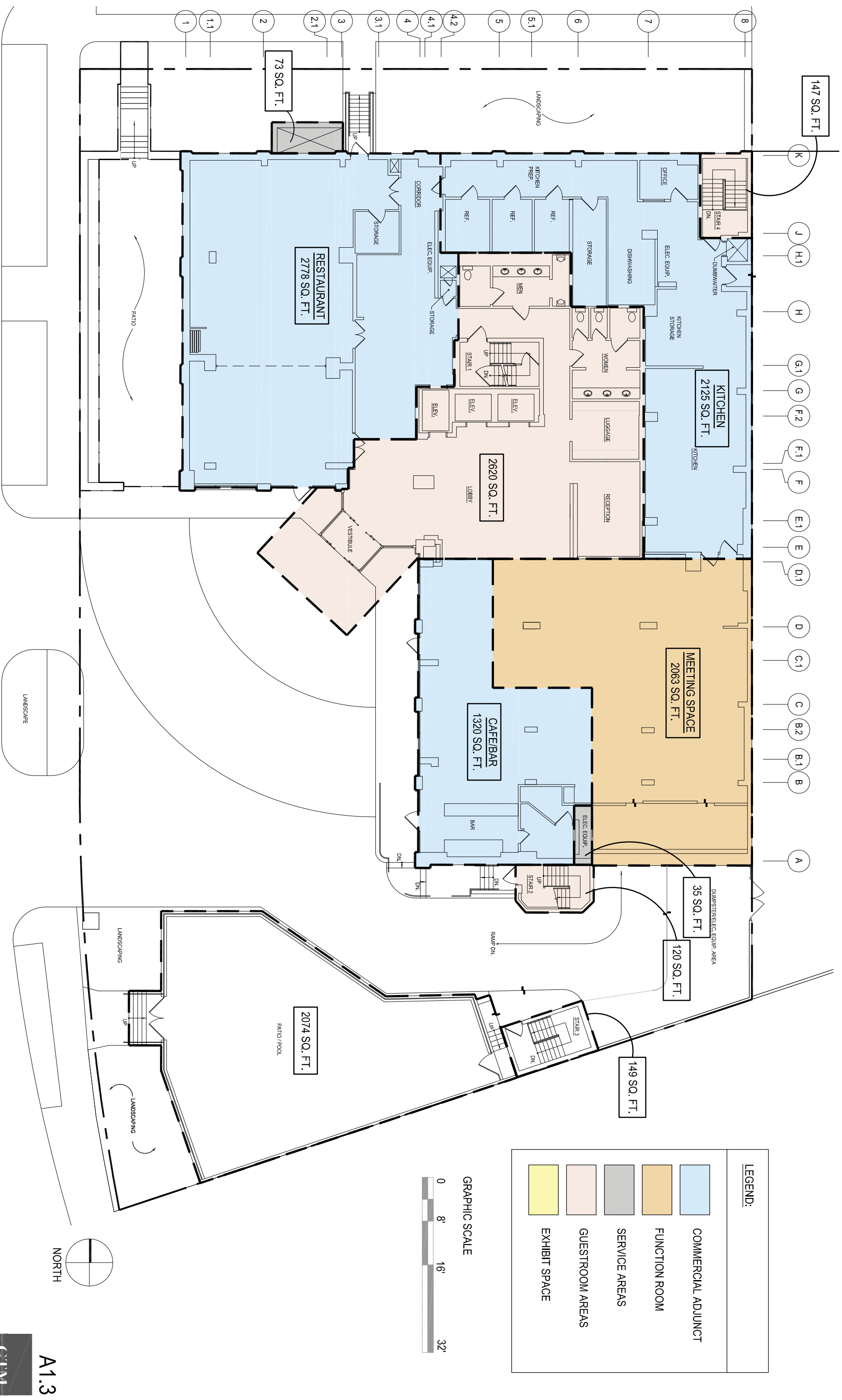
06-14-13 PROPOSED GARAGE LEVEL 1 PLAN

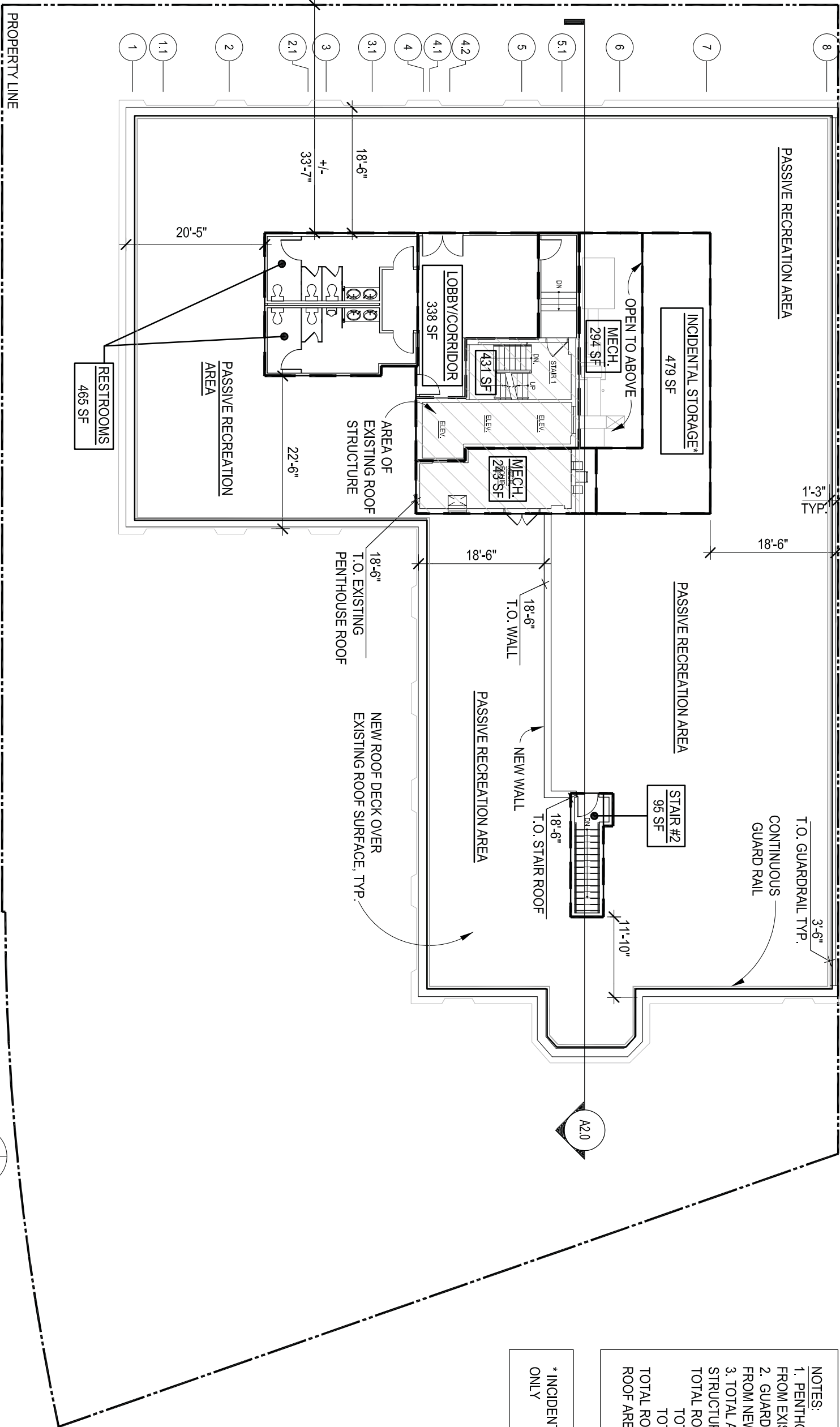
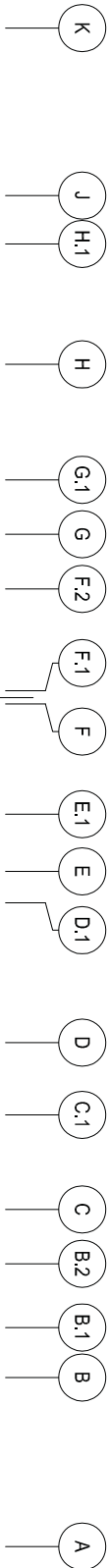


G T M A R C H I T E C T S



A1.2



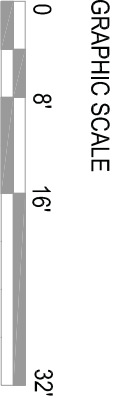
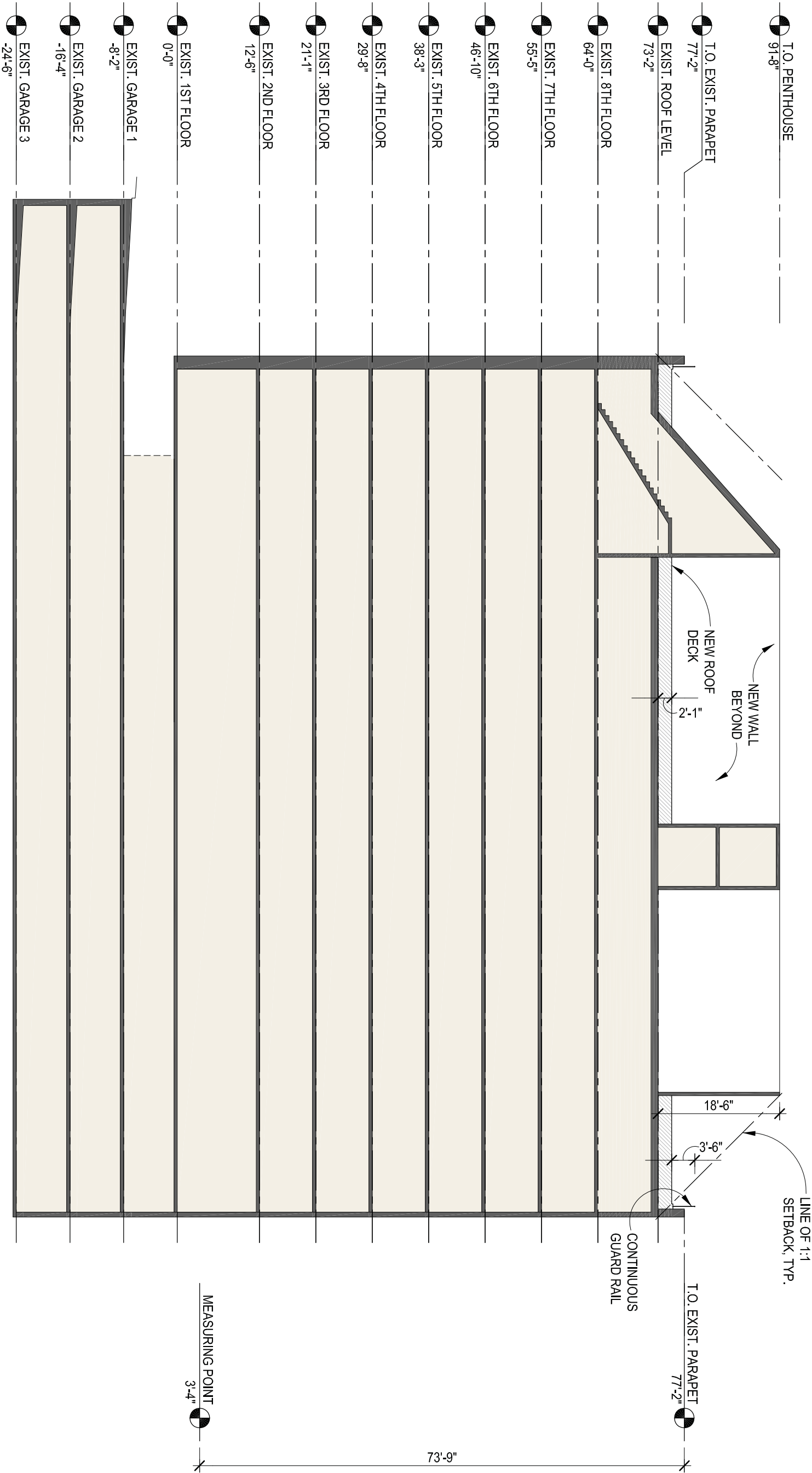


NOTES:

1. PENTHOUSE HEIGHTS ARE MEASURED FROM EXISTING ROOF LEVEL.
2. GUARDRAIL HEIGHTS ARE MEASURED FROM NEW ROOF DECK.
3. TOTAL AREA OCCUPIED BY ROOF STRUCTURE MAY ONLY BE MAX. 33% OF TOTAL ROOF AREA:

TOTAL ROOF AREA = 10,339 SF
TOTAL ROOF STRUCTURE = 2056 SF
TOTAL ROOF STRUCTURE = 20% OF TOTAL ROOF AREA

* INCIDENTAL STORAGE FOR ROOF TOP USE ONLY



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PROPOSED SECTION

06-14-13

A2.0



G T M A R C H I T E C T S