

Holland & Knight

800 17th Street, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

Norman M. Glasgow, Jr.
202.419.2460
norman.glasgowjr@hklaw.com

December 14, 2015

VIA IZIS AND HAND DELIVERY

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

Re: **Application for Special Exception and Variance Relief**
901 5th Street, NW (Square 0516 Lot 0059)
BZA Case No. 19103

Dear Members of the Board of Zoning Adjustment:

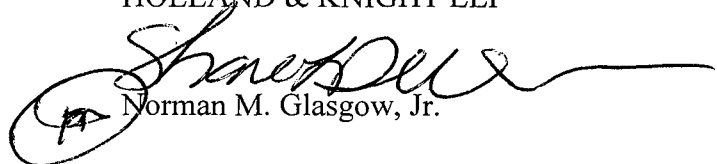
On behalf of the Applicant for the above-referenced application, we hereby submit the following two letters from nearby parking garage operators which were obtained by the Applicant following its presentation to Advisory Neighborhood Commission 6E (the "ANC") on September 1, 2015.

On September 1, 2015, the Applicant presented the project to the ANC at its regularly scheduled public meeting. Following a full presentation of the proposed design and all areas of requested zoning relief, the ANC voted 4-1-2 to oppose the project based on the Applicant's failure to meet the parking requirement. In light of the ANC's concerns regarding the parking variance, while the Applicant believes it has fully satisfied its burden to warrant the requested parking variance, the Applicant has nonetheless worked with nearby parking garage operators to confirm the availability of both daily and monthly parking spaces should there be a need to provide more than the 92 spaces that will be provided onsite. The Applicant has obtained letters of support from LAZ Parking and Paradigm Management LP, both of which operate garages in close proximity to the Subject Property. The letters are attached hereto as Exhibit A.

We look forward to the Board's consideration of this application at the December 15, 2015, hearing. Should you have any questions or need additional information please do not hesitate to call me.

Sincerely,

HOLLAND & KNIGHT LLP



Norman M. Glasgow, Jr.

NMG/rcf

Enclosures

Board of Zoning Adjustment
District of Columbia
CASE NO.19103
EXHIBIT NO.35

cc: Jennifer Steingasser, Office of Planning (Via E-mail, with enclosures)
Joel Lawson, Office of Planning (Via E-Mail, with enclosures)
Stephen Cochran, Office of Planning (Via E-mail, with enclosures)
Anna Chamberlin, District Department of Transportation (Via E-mail,
with enclosures)
Evelyn Israel, District Department of Transportation (Via E-mail, with enclosures)
Advisory Neighborhood Commission 6E (Via E-mail, with Enclosures)
Marge Maceda, SMD ANC 6E05 (Via E-email, with enclosures)

EXHIBIT A



MANAGEMENT
LIMITED PARTNERSHIP

October 13, 2015

Ms. Evelyn Israel
District Department of Transportation
Policy, Planning, and Sustainability Administration
55 M Street, SE - 5th Floor
Washington, DC 20003

Dear Ms. Israel,

Paradigm Management LP has been contacted by SBE Hotel Group (SBE) regarding their proposed hotel in Washington, DC, located at 901 5th Street, NW, and our ability to accommodate any potential parking demand within the nearby garage that we operate. Based on information provided by SBE, there may be occasions when at peak demand up to 46 additional parking spaces may be needed to accommodate guests or patrons attending a function held in the hotel ballroom.

Paradigm Management operates a garage within close proximity to the proposed hotel site located approximately one and a half blocks away at 425 L Street, NW. This garage would have ample capacity to accommodate any additional parking needs that may occasionally arise at the proposed hotel.

Sincerely,

Michael D Bushkoff

President

1415 North Taft Street
Suite 100
Arlington, VA
22201

(703) 527-7500
(703) 527-7504 Fax



1125 15th Street, NW | Suite 400 | Washington, DC 20005

Office: 202-667.3030 | Fax 202-667.3050

October 16, 2015

Ms. Evelyn Israel
District Department of Transportation
Policy, Planning, and Sustainability Administration
55 M Street, SE - 5th Floor
Washington, DC 20003

Dear Ms. Israel,

LAZ Parking has been contacted by SBE Hotel Group (SBE) regarding their proposed hotel in Washington, DC, located at 901 5th Street, NW, and our ability to accommodate any potential parking demand within nearby garages that we operate. Based on information provided by SBE, there may be occasions when at peak demand up to 46 additional parking spaces may be needed to accommodate guests or patrons attending a function held in the hotel ballroom.

LAZ Parking operates two garages within close proximity to the proposed hotel site: one located on the same block as the hotel at 425 Massachusetts Avenue, NW, and the other located nearby at 650 Massachusetts Avenue, NW. These garages provide monthly and daily parking and have ample capacity to accommodate any additional parking needs that may occasionally arise at the proposed hotel.

We appreciate the potential opportunity to partner with SBE, and look forward to assisting in any way that we can.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Leightner", with a long, sweeping horizontal line extending to the right.

Joe Leightner
Regional Vice President
LAZ Parking Mid Atlantic, LLC