

Advisory Neighborhood Commission 6E
P.O. Box 26182
LeDroit Park Station
Washington, DC 20001

Advisory Neighborhood Commission 6E
BZA Application No. 19169

Request by 311 K Street LLC (the “Applicant”) for area variance relief from the parking (§ 2101.1), rear yard (§ 774.1) and 30-foot truck loading and 100-foot truck platform requirements (§ 2201.1) of the Zoning Regulations, pursuant to 11 DCMR § 3103.2, for the property known as 317 K Street, NW (Lots 20, 21, 804, 805, 824, 825 and 829 in Square 526)(the “Property”) located at the corner of 4th and K Streets NW to allow the construction of an approximately 200-room hotel and approximately 30 apartment house units with approximately 2,040 s.f. hotel bar/public space (the “Project”) in the DD/C-2-C Zone District and located in Housing Priority Area A;

WHEREAS, on October 16, 2015, the Applicant filed BZA Application No. 19169 requesting area variance relief from the parking (§ 2101.1) and rear yard (§ 774.1) requirements to construct the Project;

WHEREAS, subsequent to the initial filing, the Applicant was advised by the District’s Department of Transportation (“DDOT”) that it would not support a curb cut from K Street, and the Applicant was directed to consolidate the vehicular access in a singular curb cut from 4th Street, which resulted in an increase of on-site parking spaces over what was initially proposed, but restricted the Applicant’s ability to provide the required 30-foot truck loading or 100-foot truck loading platform on site. Accordingly, the Applicant now, also, seeks area variance relief from Section 2201.1;

WHEREAS, the Property is improved with low-density commercial buildings, is not located in a historic district, and is within the boundaries of ANC 6E and Single Member District 6E07;

WHEREAS, the Applicant presented the Project to the ANC’s Development & Zoning Committee on October 29, 2015 and November 23, 2015 and presented before the ANC on January 5, 2016;

WHEREAS, ANC 6E recognizes that the Applicant has taken steps to address the ANC’s stated concerns by:

- Identifying the number of available parking spaces in nearby garages; and
- Agreeing to provide valet parking on site; and
- Identifying potential valet parking spaces on the site plan; and
- Obtaining letters of intent from four nearby garage facility managers documenting the ability to accommodate surplus vehicles from the Project.

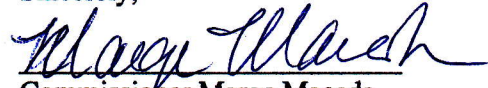
WHEREAS, based on the review of the Application, the steps the Applicant has taken stated above, and the discussion during the ANC meeting on January 5, 2016, ANC 6E supports the requested relief; and

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NOW, THEREFORE, BE IT RESOLVED, ANC 6E recommends that the Board of Zoning Adjustment approve the application for the requested relief and that ANC 6E's recommendation be accorded the great weight provided for in the ANC statute and grant this application.

Adopted on January 5, 2016, by a vote of 5 in favor, 1 opposed, and 1 abstention at a duly noticed public meeting located at the NW One Library at 155 L St. NW, with the case listed in the notice and a quorum present.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marge Maceda", written over a horizontal line.

Commissioner Marge Maceda
ANC 6E Chair