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June 14, 2001

**CHRISTINE MOSELEY SHIKER**
202-457-7167

Internet Address:
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**VIA HAND DELIVERY**
Members of the Board of Zoning Adjustment
District of Columbia Office of Zoning
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001
ATTN: Rick Nero

Re: BZA Case No. 16733
The Salvation Army
Variance Relief

Dear Board Members:

Enclosed please find eleven (11) copies of a Site Layout drawing showing the location of the residential recreation space for the above-referenced application for variance relief. This drawing was requested by the Office of Planning to assist in the preparation of the Office of Planning Report. Accordingly, a copy of the drawing has been forwarded to Maxine Brown Roberts at the Office of Planning.

Should you have any questions regarding this matter, please do not hesitate to contact me at (202) 457-7167.

BZA
Case No. 16733
Exhibit No. 27

Sincerely,

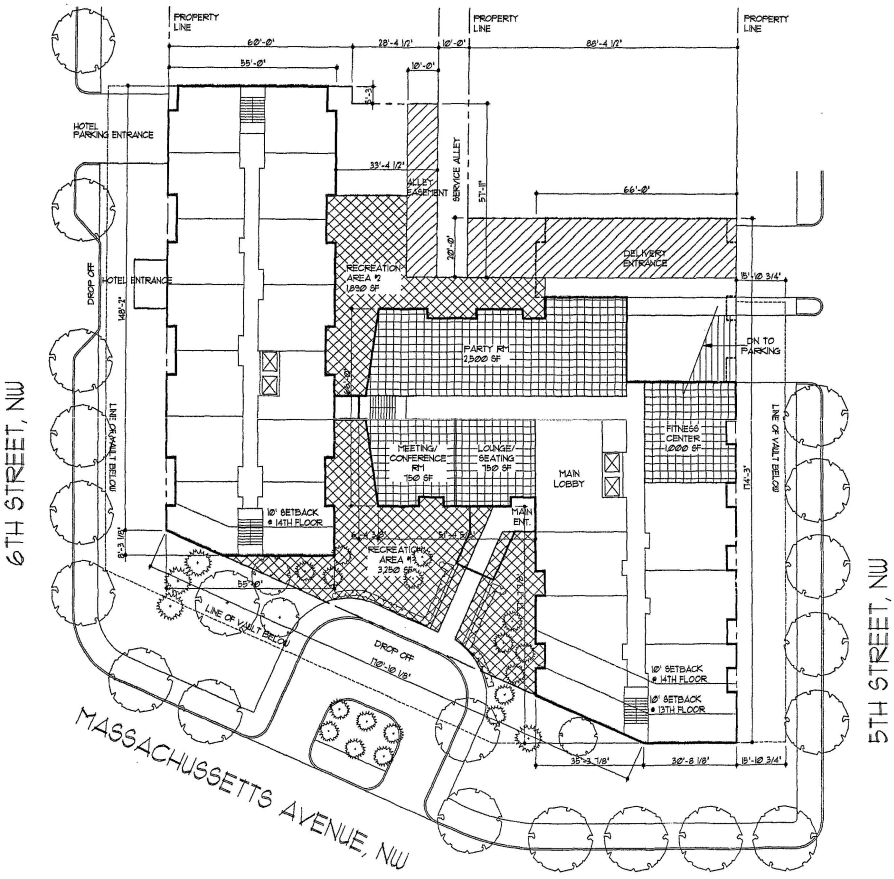
Christine Shiker

Christine Moseley Shiker

cc: Maxine Brown Roberts, Office of Planning (Via Facsimile)
Norman M. Glasgow, Jr., Esq.
Steven E. Sher, Director of Land Use and Zoning

WAS1 #984655 v1

Board of Zoning Adjustment
District of Columbia
CASE NO.16733
EXHIBIT NO.27




Compilation for 525 and 575 Massachusetts Avenue, NW

Lot - 25
Square - 484
Zone - DD / C-2-C
Lot Area - 30,600 sf

Matter of Right FAR:
Residential: 5.00 x 30,600 sf = 153,000 sf
Non-residential: 3.50 x 30,600 sf = 107,100 sf
Total = 260,100 sf

Proposed FAR:
Residential: 6.54 x 30,600 sf = 200,000 sf
Non-residential: 3.50 x 30,600 sf = 107,100 sf
Total = 307,100 sf

Proposed uses:

Hotel: 155 suites (107,100 sf)
Residential: 200 dwelling units (200,000 sf)

Building height allowed: 130' (based on Mass. Ave. width)
Building height provided:
Hotel: 122'-1" (13 stories)
Residential: 130'-0" (14 stories)

Side yard (none required)
Rear yard:
Required = 15'-0"
Provided = 15'-0" (from centerline of 5th Street)

Court required:
#1 : Width = 42.9'
Area = 3,681 sf
#2 : Width = 42.9'
Area = 3,681 sf

Court provided:
#1 : Width = 42.9'
Area = 3,305 sf
#2 : Width = 36.35'
Area = 3,681 sf

Parking required:
Hotel: 1 space for 2 sleeping rooms
(177 sleeping rooms in 155 suites x 3 = 89)
1space/150 sf largest function room
(function room 9,200sf/150 = 61)
Subtotal = 93
Residential: 1 space for 4 dwelling units
(200 dwelling units / 4 = 50)
Total required = 143

Parking provided:
Hotel: = 93
Residential = 52
Total = 145
* An additional 55 spaces are parked in vault spaces

Loading required:
Hotel:
1 - 30' deep
1 - service delivery 20' deep
Residential:
1 - 55' deep
1 - service delivery 20' deep

Loading provided: As required above

Residential recreation space:
Required: 200,000 sf x 5% = 30,000 sf
Provided: 200,000 sf x 5% = 10,000 sf
5,000 sf exterior
5,000 sf interior
Lot occupancy:
Required: 80% maximum
Provided: 80%

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2008 MAR 10 PM 4:23

525/575 MASSACHUSETTS AVENUE

SITE LAYOUT/