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June 20, 2001

CHRISTINE MOSELEY SHIKER
202-457-7167

Internet Address:
cmshiker@hklaw.com

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
Variance Relief: Square 484, Lot 25

Dear Board Members:

Enclosed please find ten (10) copies of the revised architectural plans to correct the apartment height on both elevation sheets A-4 and A-5 from 112 stories to 12 stories. In addition, the width of the rear open court was incorrectly noted in the schedule on Sheets A-1 and A-2. The correct width is now show as 33.37' in lieu of 36.35' previously indicated. This agrees with the dimensions shown on the plans and with the information presented to the Board during the hearing on June 19, 2001.

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

Sincerely,

Christy Shiker

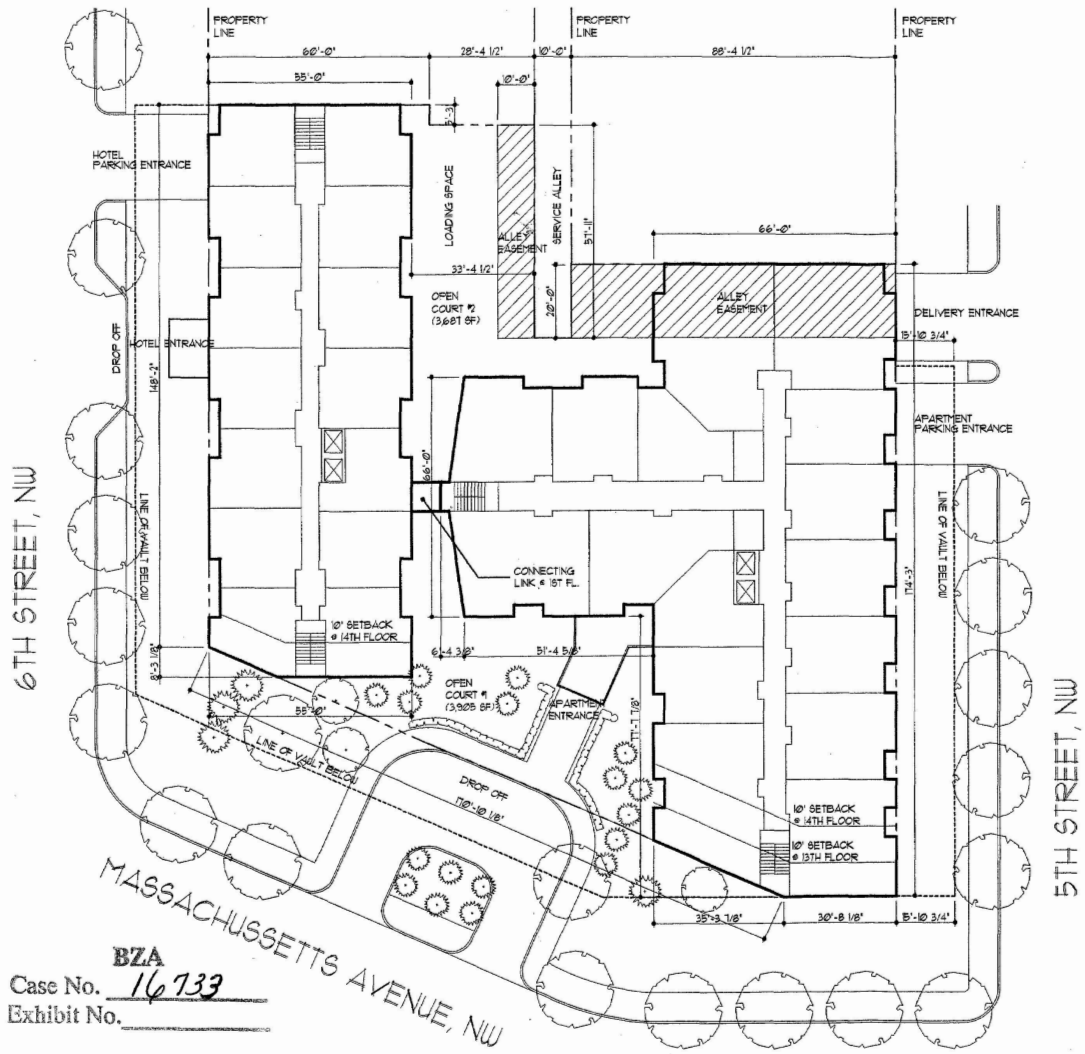
Christine Moseley Shiker

Enclosures

cc: Norman M. Glasgow, Jr., Esq.
Steven E. Sher, Director of Land Use and Zoning

BZA
Case No. 16733
Exhibit No. 38

Board of Zoning Adjustment
District of Columbia
CASE NO.16733
EXHIBIT NO.38



BZA
Case No. 16733
Exhibit No. _____

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: 8.5 x 30,600 sf = 260,100 sf
Non-residential: 5.00 x 30,600 sf = 153,000 sf
Total = 3.50 x 30,600 sf = 107,100 sf
260,100 sf

Proposed FAR:
Residential: 10.0359 x 30,600 sf = 307,100 sf
Non-residential: 6.54 x 30,600 sf = 200,000 sf
Total = 3.50 x 30,600 sf = 107,100 sf
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 = 3,905 sf
#2 : Width = 33.3'
Area = 3,681 sf

Parking required:
Hotel: 1 space for 2 sleeping rooms
(177 sleeping rooms in 155 suites x 5 = 885
1space/150 sf largest function room
(Function room 900sf/150 = 6)
Subtotal = 95
Residential: 1 space for 4 dwelling units
(200 dwelling units / 4 = 50)

Total required =145

Parking provided:
Hotel: = 95
Residential = 50
Total = 145
* An additional 95 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 15% = 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%

C G INVESTMENTS, INC.

525/575 MASSACHUSETTS AVENUE

WASHINGTON, DC

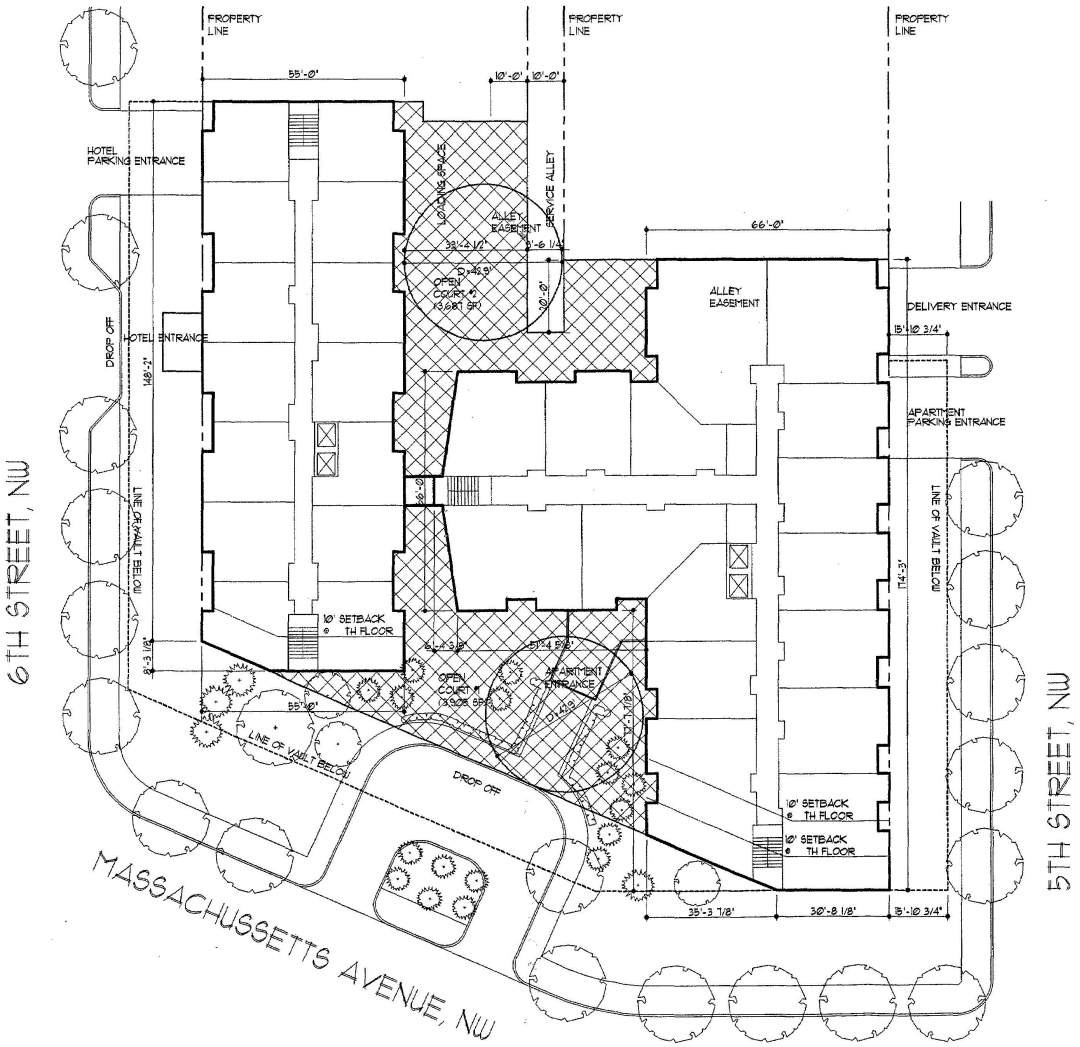
SITE LAYOUT/ TYPICAL FLOOR

JUNE 18, 2001
WA01044
Scheme 1

A-1.1

WDG ARCHITECTURE PLANNING INTERIOR DESIGN

16733



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:
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Area = 3,681 sf

Court provided:
#1: Width = 42.9'
Area = 3,905 sf
#2: Width = 33.37'
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 900sf/150 = 6)
Subtotal = 95
Residential: 1 space for 4 dwelling units
(200 dwelling units / 4 = 50)

Total required =145

Parking provided:
Hotel: = 95
Residential = 50
Total = 145
* An additional 95 spaces are parked in vault spaces

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1 - service delivery 20' deep
Residential:
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5,000 sf exterior
5,000 sf interior
Lot occupancy:
Required: 80% maximum
Provided: 80%

C G INVESTMENTS, INC.

525/575 MASSACHUSETTS AVENUE

WASHINGTON, DC

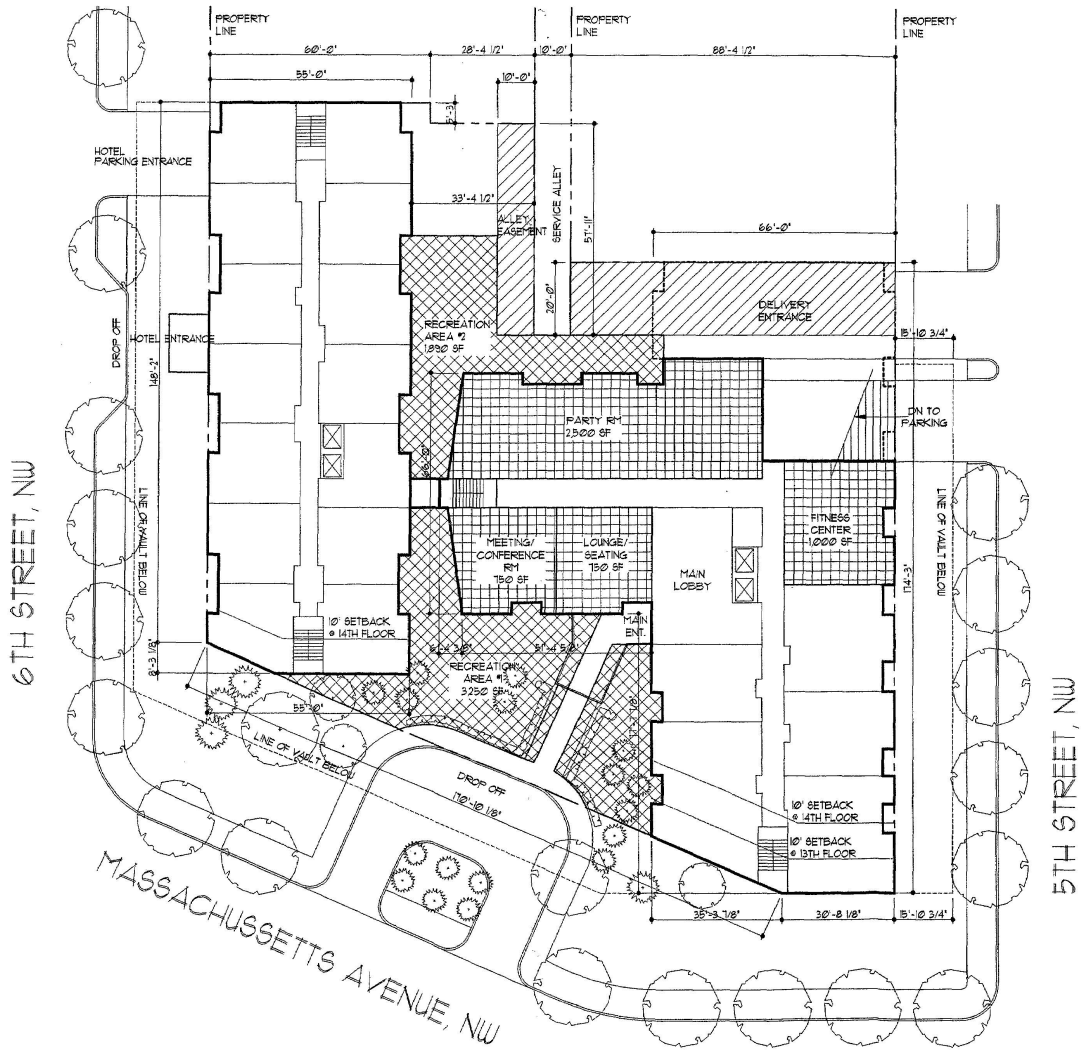
SITE LAYOUT/ TYPICAL FLOOR

June 18, 2001
WA01044
Scheme 1

A-1.2

1" = 16'

WDG ARCHITECTURE PLANNING INTERIOR DESIGN
1025 Connecticut Ave NW Suite 202 Washington DC 20036
tel 202.857.2800 fax 202.463.2199 wdg@wdgdc.com



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: 8.5 x 30,600 sf = 260,100 sf
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: 0.0359 x 30,600 sf = 307,100 sf
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:

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#2 : Width = 42.9
Area = 3,681 sf

Court provided:
#1 : Width = 42.9'
Area = 3,925 sf
#2 : Width = 33.3'
Area = 3,681 sf

Parking required:
Hotel: 1 space for 2 sleeping rooms
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1space/150 sf largest function room
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Subtotal = 95
Residential: 1 space for 4 dwelling units
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Total required = 145

Parking provided:
Hotel: = 95
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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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525/575 MASSACHUSETTS AVENUE

WASHINGTON, DC

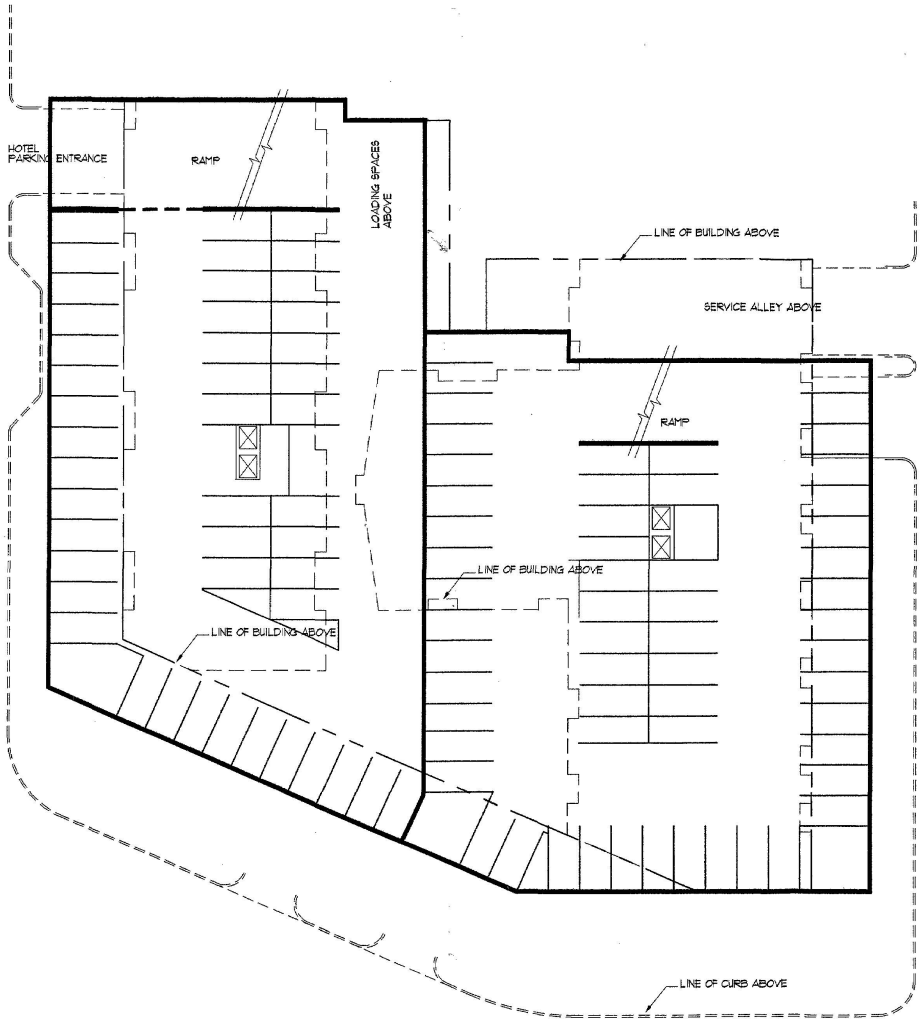
1"=16'

SITE LAYOUT/ GROUND FLOOR

JUNE 18, 2001
WA01044
Scheme 1

A-1.3

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525/575 MASSACHUSETTS AVENUE

WASHINGTON, DC

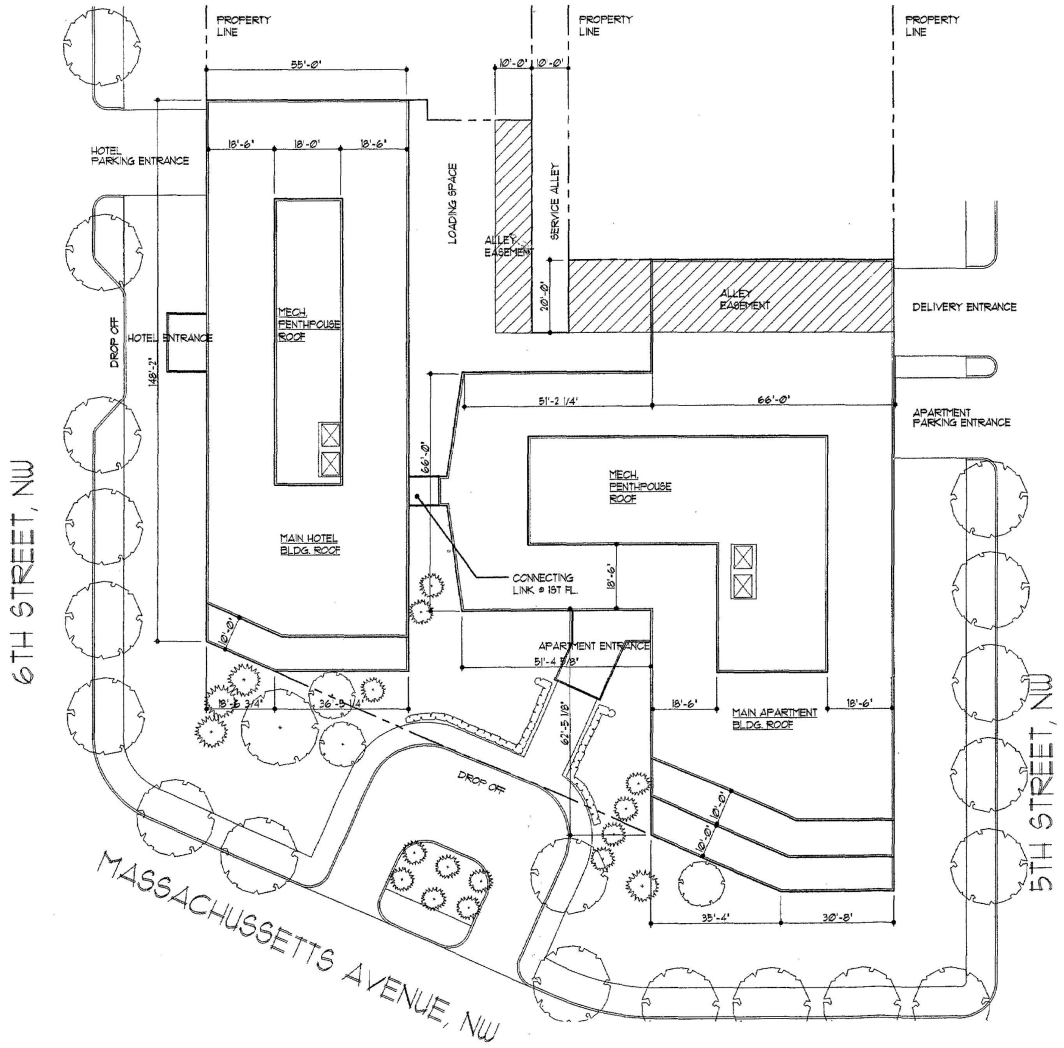
WDG ARCHITECTURE PLANNING INTERIOR DESIGN

1 inch = 16 feet

PARKING LEVEL LAYOUT

JUNE 18, 2001
WA01044
Scheme 1

A-2



C G INVESTMENTS, INC.

525/575 MASSACHUSETTS AVENUE

WASHINGTON, DC

ROOF/PENTHOUSE PLAN

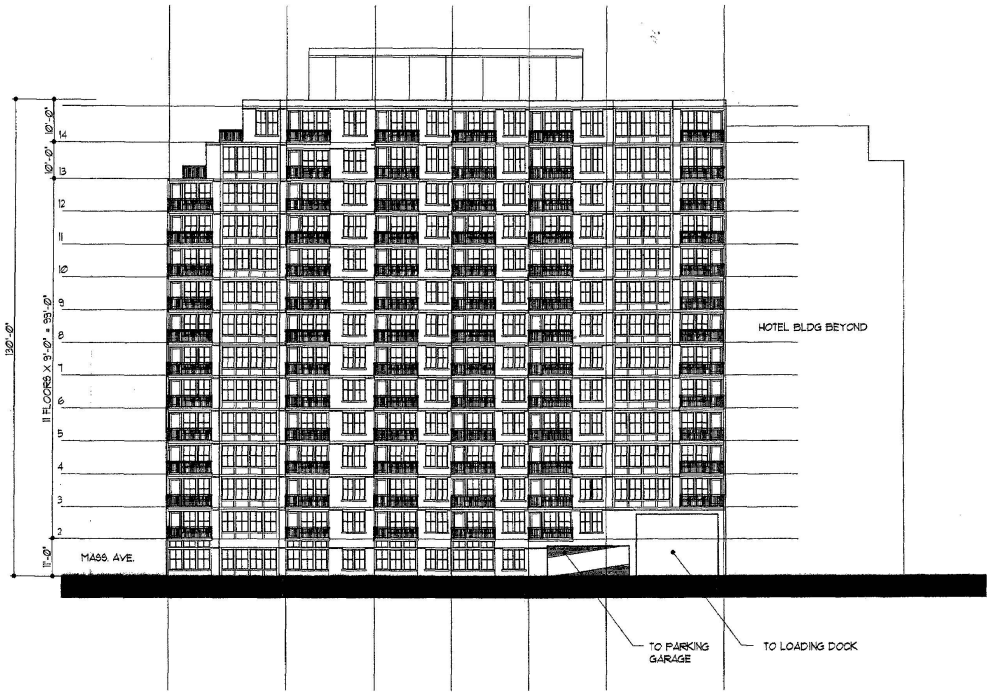
JUNE 18, 2001
WA01044
Scheme 1

A-3

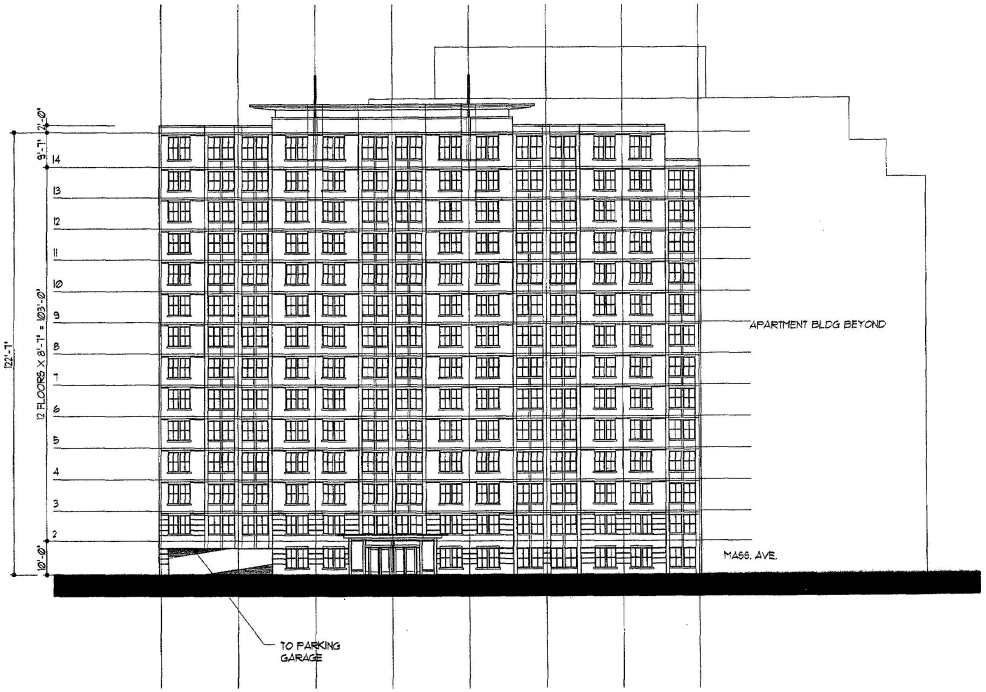
1"=16'

0 4' 8' 16'

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EAST ELEVATION (5TH ST. ELEVATION)



WEST ELEVATION (6TH ST. ELEVATION)

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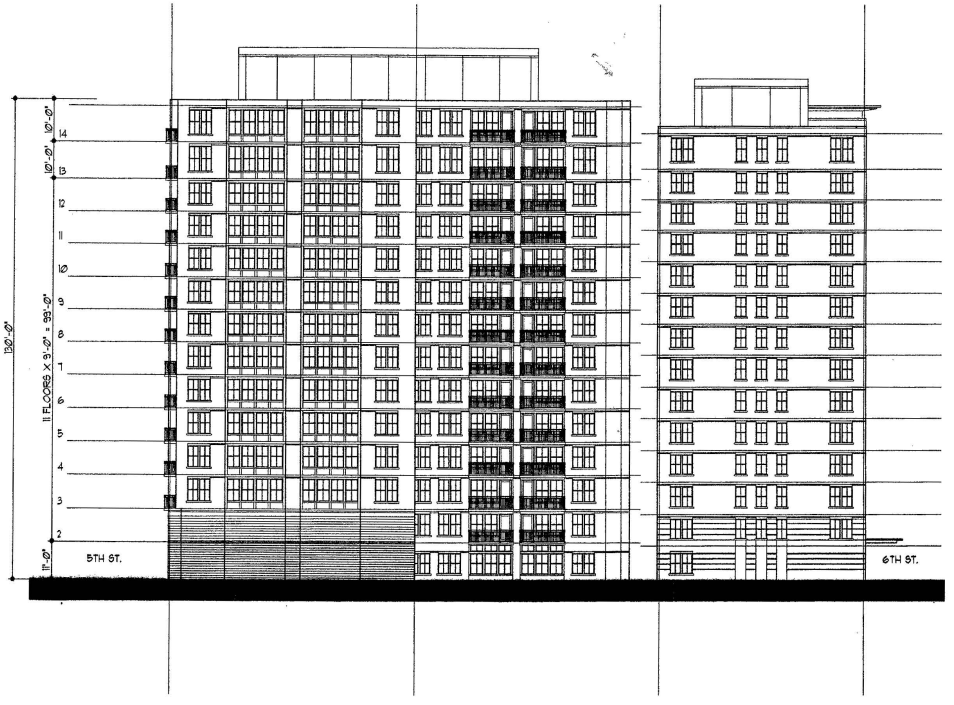
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0 4' 8' 16'
1"=16'

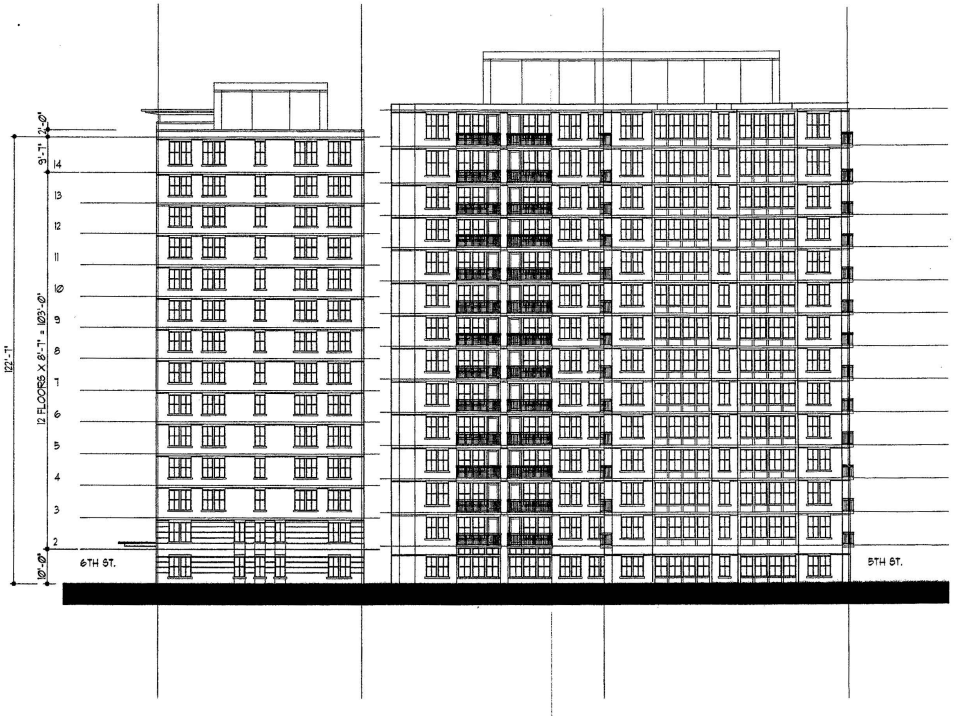
BUILDING ELEVATIONS

JUNE 18, 2001
WA01044
Schema 1

A-4



SOUTH ELEVATION (ALLEY ELEVATION)



NORTH ELEVATION (MASS. AVE. ELEVATION)

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525/575 MASSACHUSETTS AVENUE

WASHINGTON, DC

1"=16'

BUILDING ELEVATIONS

JUNE 18, 2001
WA01044
Scheme 1

A-5

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