

JORDAN & KEYS, PLLC

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RECEIVED
D.C. OFFICE OF ZONING

2010 MAY -6 PM 12:48

GEORGE R. KEYS, JR.*

*Also Admitted in Maryland

OF COUNSEL:

HAROLD E. JORDAN

May 6, 2010

HAND-DELIVERED

Meredith H. Moldenhauer, Esq., Chairperson
District of Columbia Board of Zoning
441 4th Street, N.W. - Room 210 South
Washington, D.C. 20001

Re: BZA Application No. 17337 - Application of N Street Follies LP

Dear Ms. Moldenhauer:

This firm represents N Street Follies LP (the "Applicant") in connection with the remand of the special exception case from the D.C. Court of Appeals to the Board. At the conclusion of the March 23, 2010 public hearing, the Board requested that the Applicant submit certain supplemental information on or before May 6, 2010: scalable drawings of all elevations and floors of the project in sufficient detail to enable the calculation of FAR devoted to particular uses (function rooms, exhibit space, commercial adjuncts, guestrooms areas and service areas).

We submit herewith the architects' material responsive to the Board's request in a single notebook.

Very truly yours,


George R. Keys, Jr.

Enclosures

cc: Kinley R. Bray, Esq. (w/encl.)
Advisory Neighborhood Commission 2B (w/encl.)
Arlova Jackson (OP)
Morton A. Bender

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17337
EXHIBIT NO. 123

Board of Zoning Adjustment
District of Columbia
CASE NO. 17337
EXHIBIT NO. 123

11-45 - 2010
Square 158 Lots 69
Supplemental requested information
DZA Case Number 1130
May 06, 2010

District of Columbia
Office of Zoning
Board of Zoning Adjustments

AJA

Andrulis Janezich Architects pllc
1777 Church Street, NW
Washington, DC 20036
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N Street Follies Hotel - Limestone relief

Supplemental Requested Information - Part II

BZA Case Number 17337

May 6, 2010

N Street Follies

1743-55 N Street NW
Square 158 Lots 69, 835 and 836

District of Columbia

Office of Zoning
Board of Zoning Adjustments



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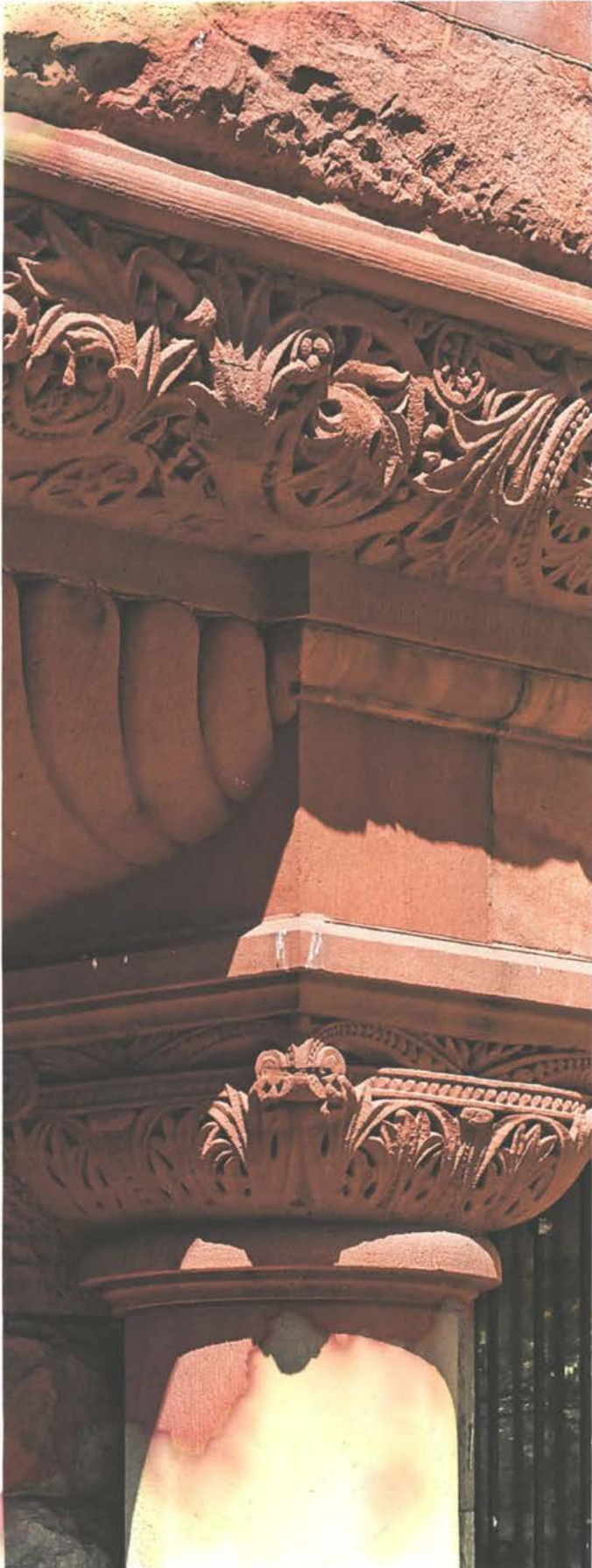
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N Street Follies Hotel - Limestone relief

Supplemental Requested Information - Part II

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- 9) Survey

May 6, 2010

DC PLAT OF PROPERTY

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., April 13, 2010

Plat for Building Permit of SQUARE 158 LOTS 69, 835 & 836

Scale: 1 inch = 30 feet Recorded in Book 30 Page 181 (Lot 69)
A & T Book Page 3327-D (Lot 835)
A & T Book Page 3327-E (Lot 836)

Receipt No. 07457

Furnished to: ANNE KUMMER

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

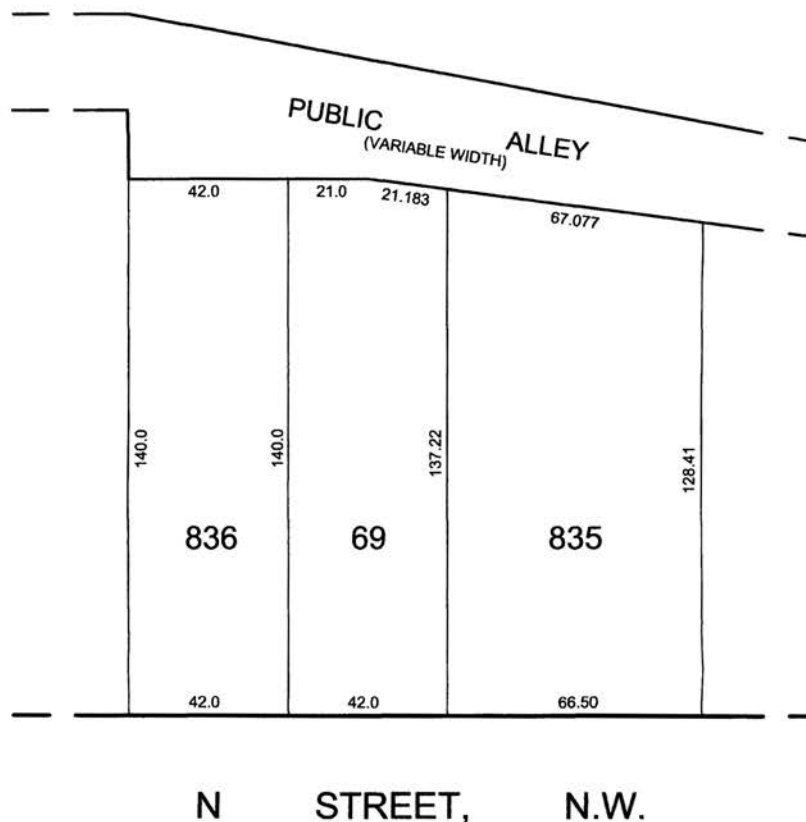
Date: _____


Surveyor, D.C.

(Signature of owner or his authorized agent)

By: A.S. 

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



**PLAT OF
IMPROVEMENT**

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., April 13, 2010

Plat for Building Permit of SQUARE 158 LOTS 69, 835 & 836

Scale: 1 inch = 30 feet Recorded in Book 30 Page 181 (Lot 69);
A & T Book Page 3327-D (Lot 835);
A & T Book Page 3327-E (Lot 836)

Receipt No. 07457

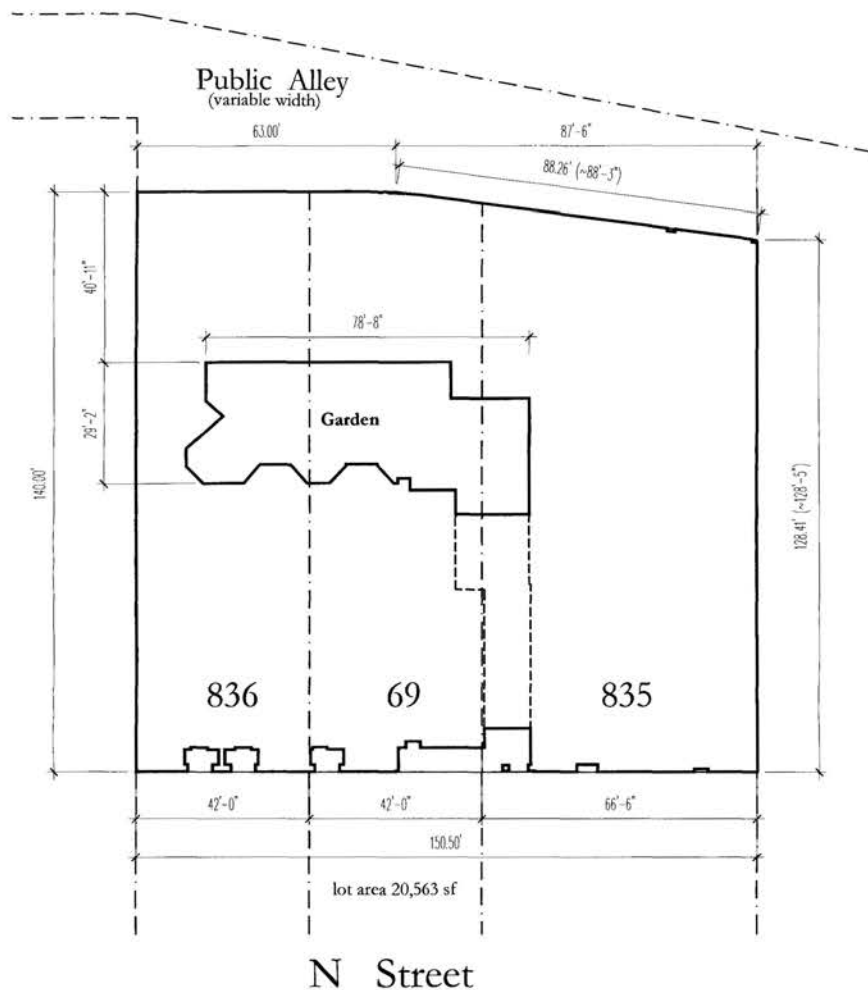
Furnished to: Anne Kummer

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

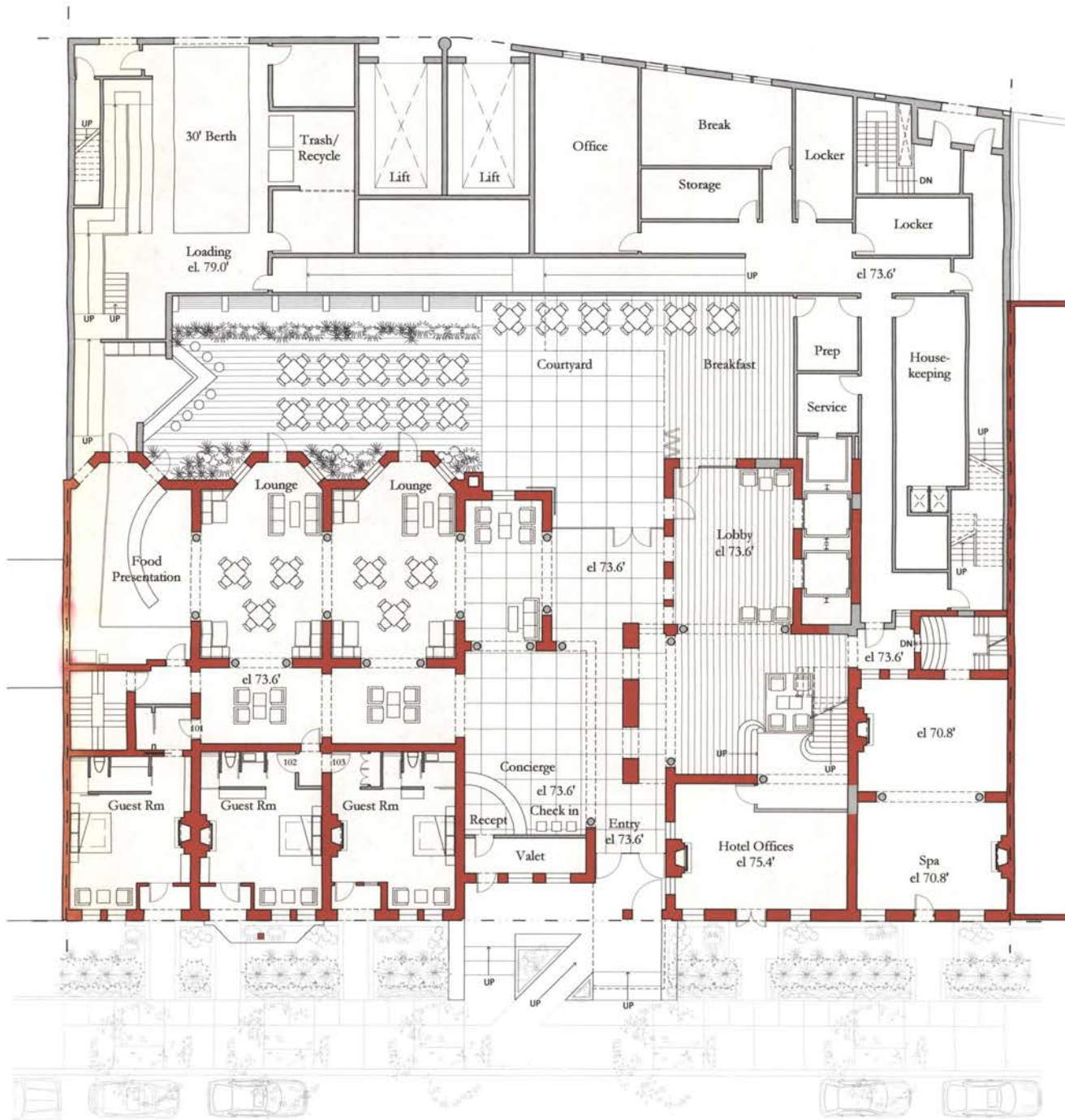


Plat of Improvements

N Street Follics Hotel 1743 55 N Street NW
July 31, 2009
Revised May 6, 2010
scale 1" = 30'

SO-07457(2010)

PLANS

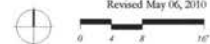


N Street, NW

- Existing walls to remain
- New walls

The interior layouts shown on the floor plans are schematic.
Changes not affecting the exterior envelope may occur.

First Floor
N Street Follies Hotel 1743-55 N Street NW
BZA - Supplemental request information - Part II
July 31, 2010
Revised May 06, 2010



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N Street, NW

- Existing walls to remain
- New walls

The interior layouts shown on the floor plans are schematic.
Changes not affecting the exterior envelope may occur.

Second Floor

N Street Follies Hotel 1743-55 N Street NW
BZA - Supplemental request information - Part II
July 31, 2010
Revised May 06, 2010



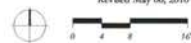


- Existing walls to remain
- New walls

The interior layouts shown on the floor plans are schematic.
Changes not affecting the exterior envelope may occur.

Third Floor

N Street Polaris Hotel 1743-55 N Street NW
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July 31, 2010
Revised May 06, 2010



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Plan 3



N Street, NW

- Existing walls to remain
- New walls

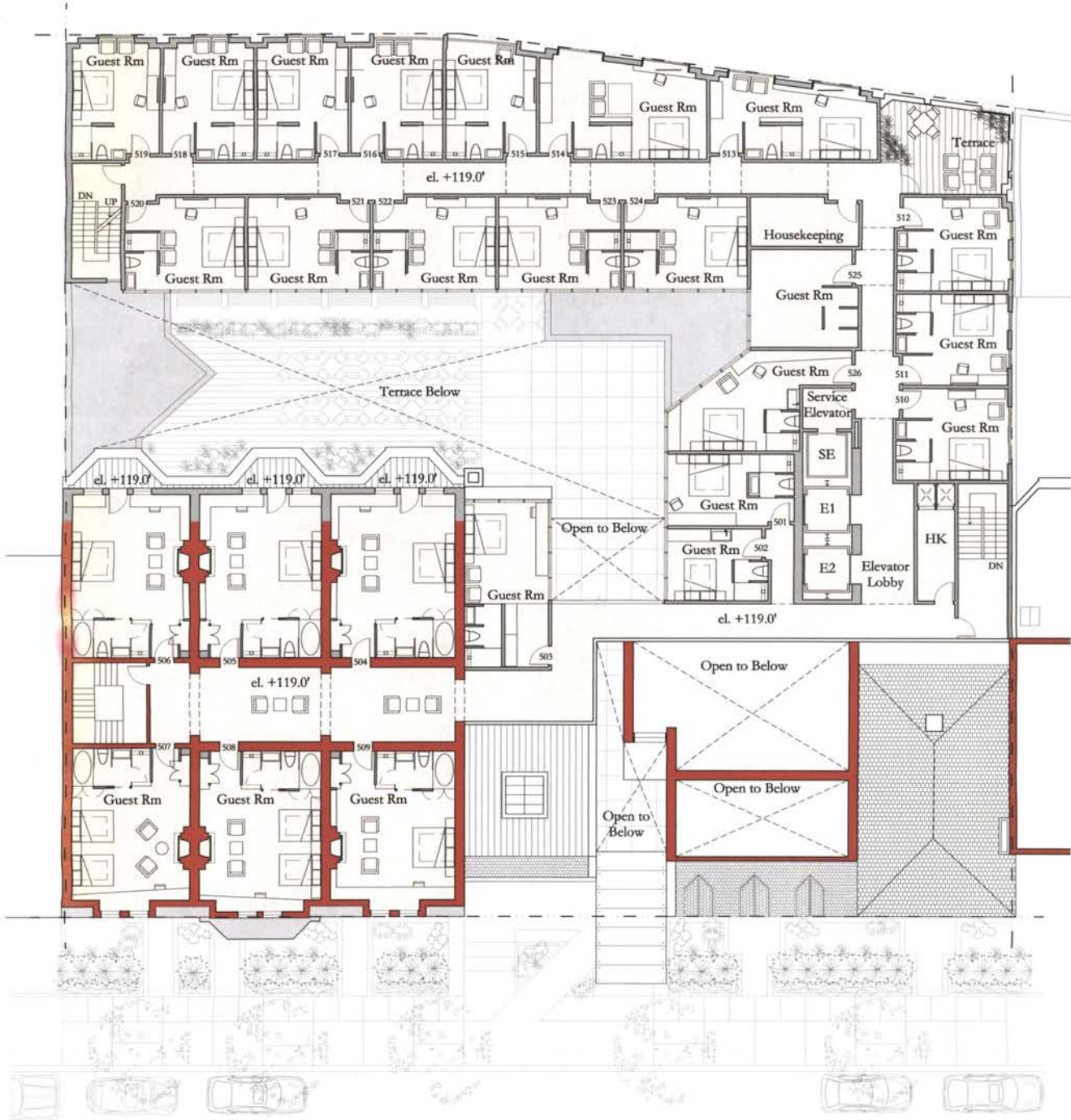
The interior layouts shown on the floor plans are schematic.
Changes not affecting the exterior envelope may occur.

Fourth Floor

N Street Follies Hotel 1743-55 N Street NW
BZA - Supplemental request information - Part II
July 31, 2010
Revised May 06, 2010



Plan 4
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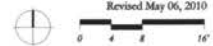
N Street, NW

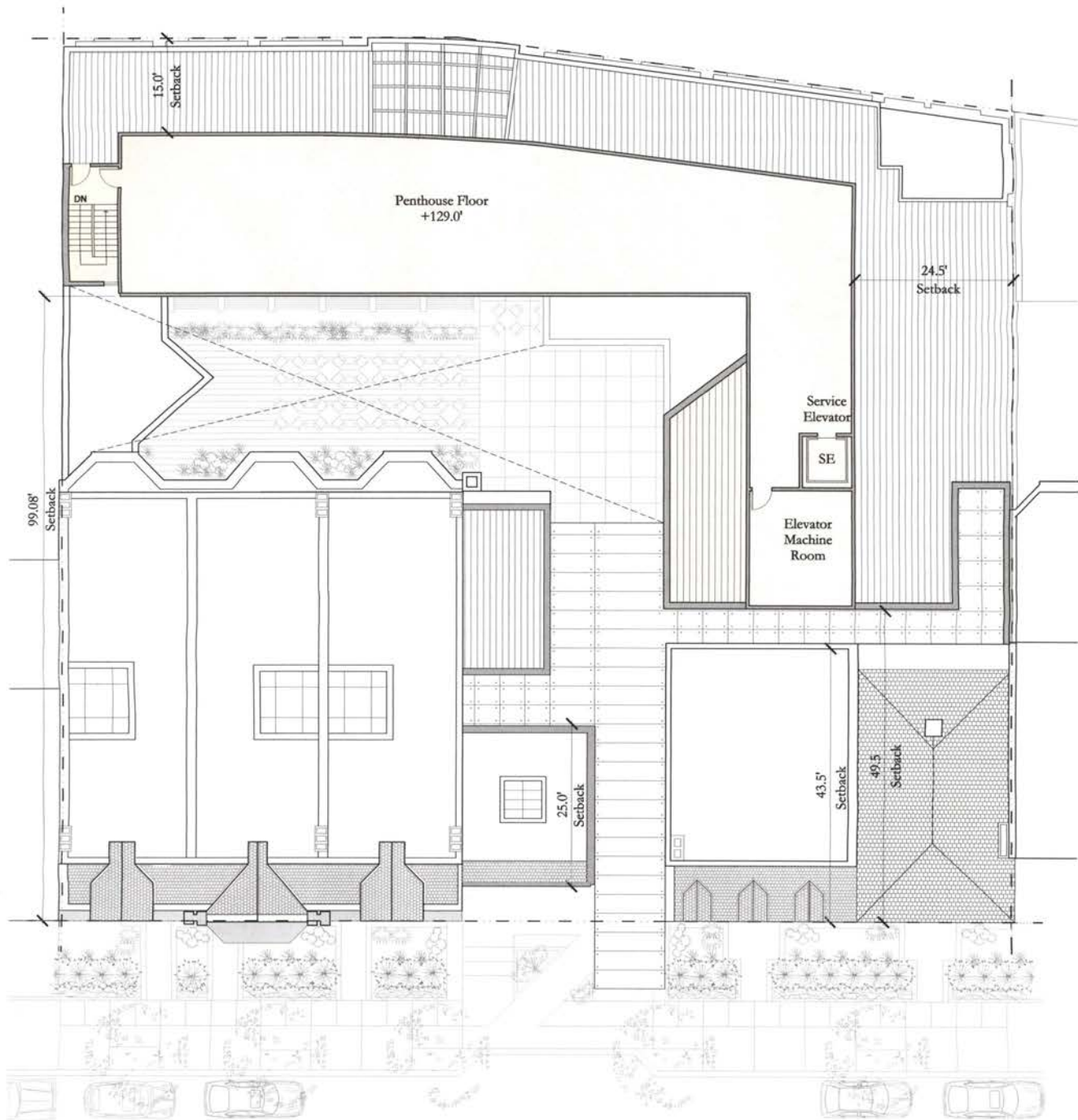
- Existing walls to remain
- New walls

The interior layouts shown on the floor plans are schematic. Changes not affecting the exterior envelope may occur.

Fifth Floor

N Street Folliex Hotel 1743-55 N Street NW
BZA - Supplemental request information - Part II
July 31, 2010
Revised May 06, 2010





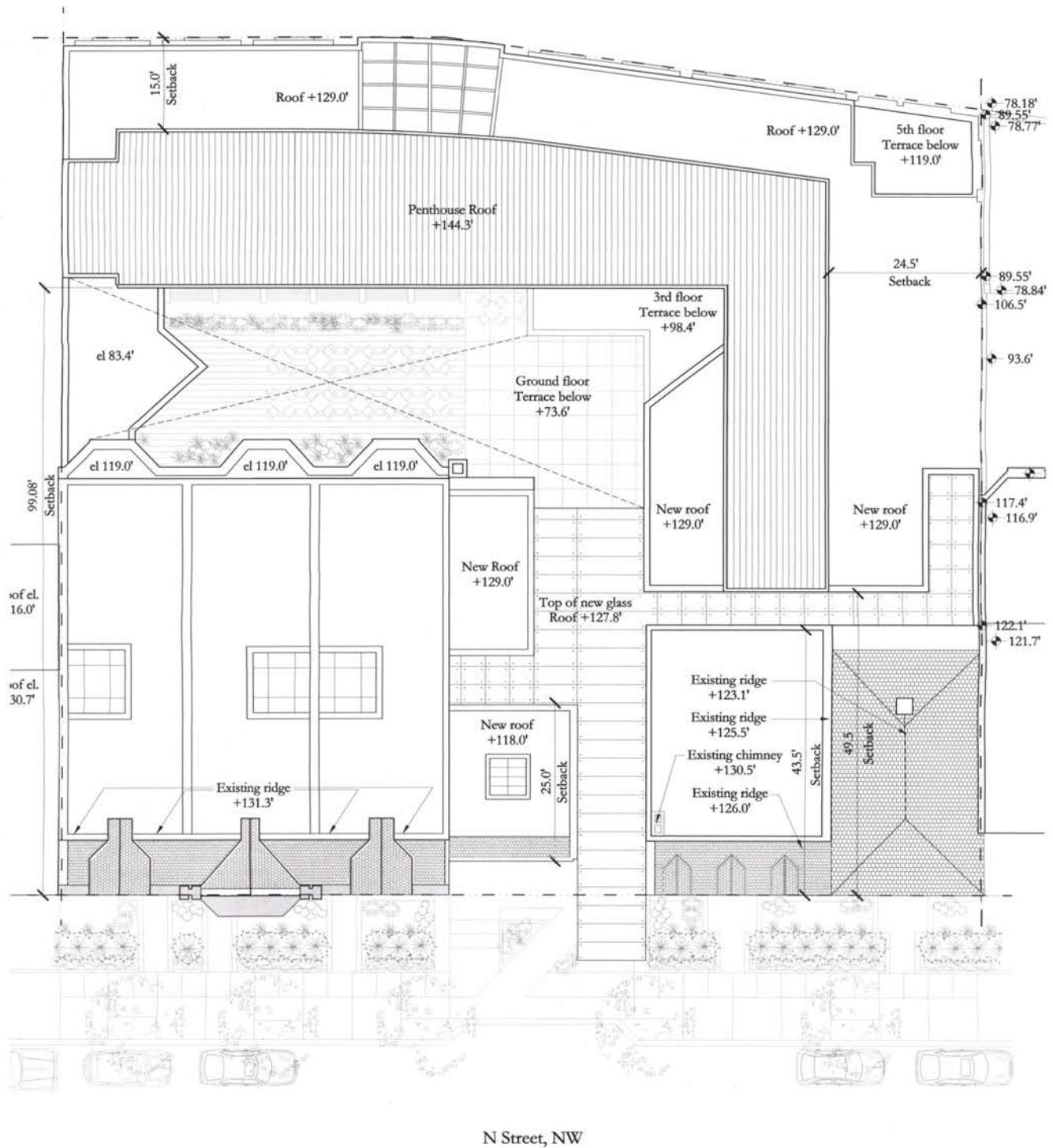
N Street, NW

Penthouse

N Street Follies Hotel 1743-55 N Street NW
 BZA - Supplemental request information - Part II
 July 31, 2010
 Revised May 06, 2010



Plan 6
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Penthouse Roof

N Street Follies Hotel 1743-55 N Street NW
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July 31, 2010
Revised May 06, 2010





N Street, NW

- New walls
- New walls underpinning existing masonry walls

The interior layouts shown on the floor plans are schematic.
Changes not affecting the exterior envelope may occur.

* Dashed lines indicate existing walls above.

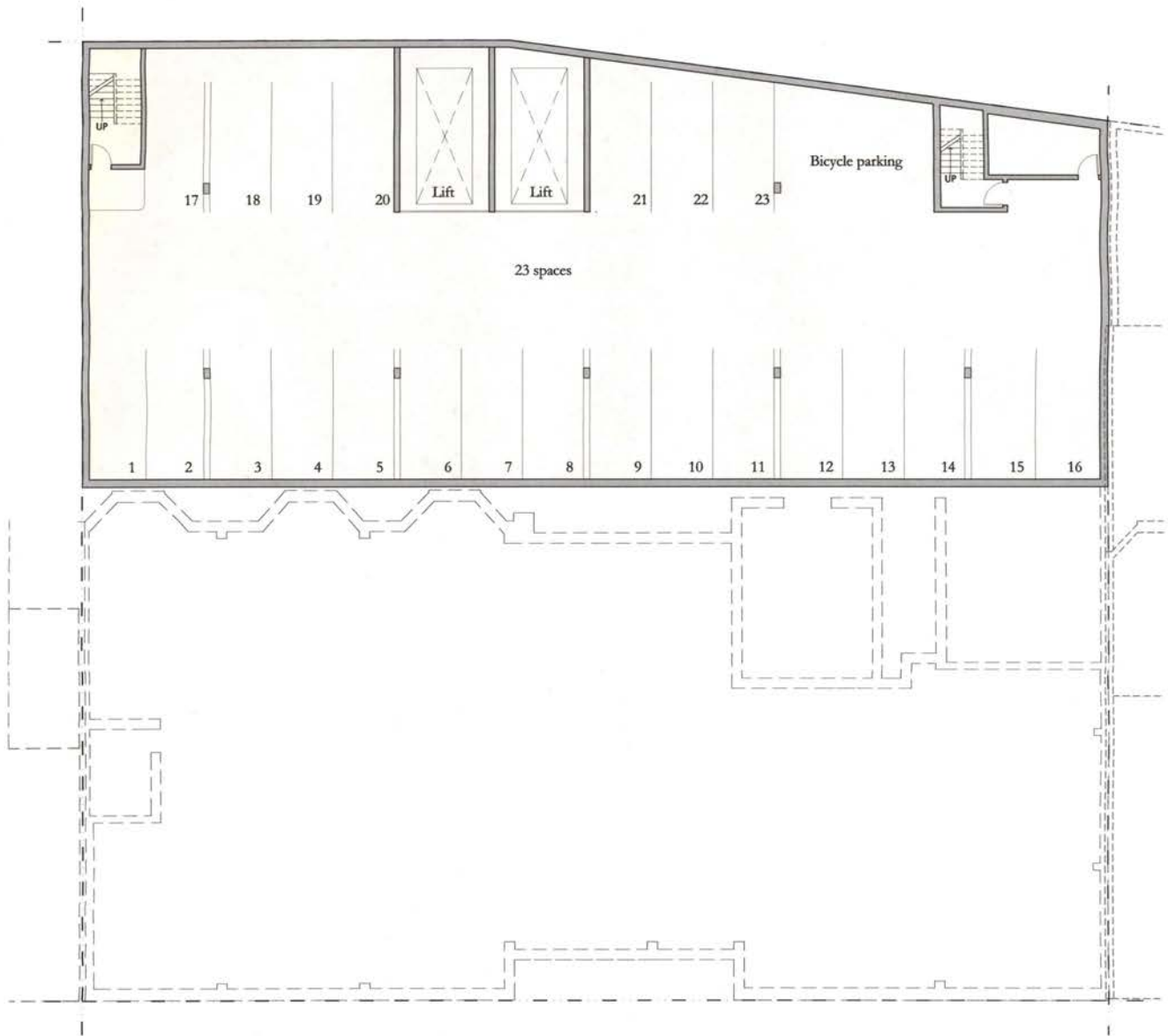
Cellar

N Street Follies Hotel 1743-55 N Street NW
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July 31, 2010
Revised May 06, 2010



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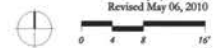
Page 8



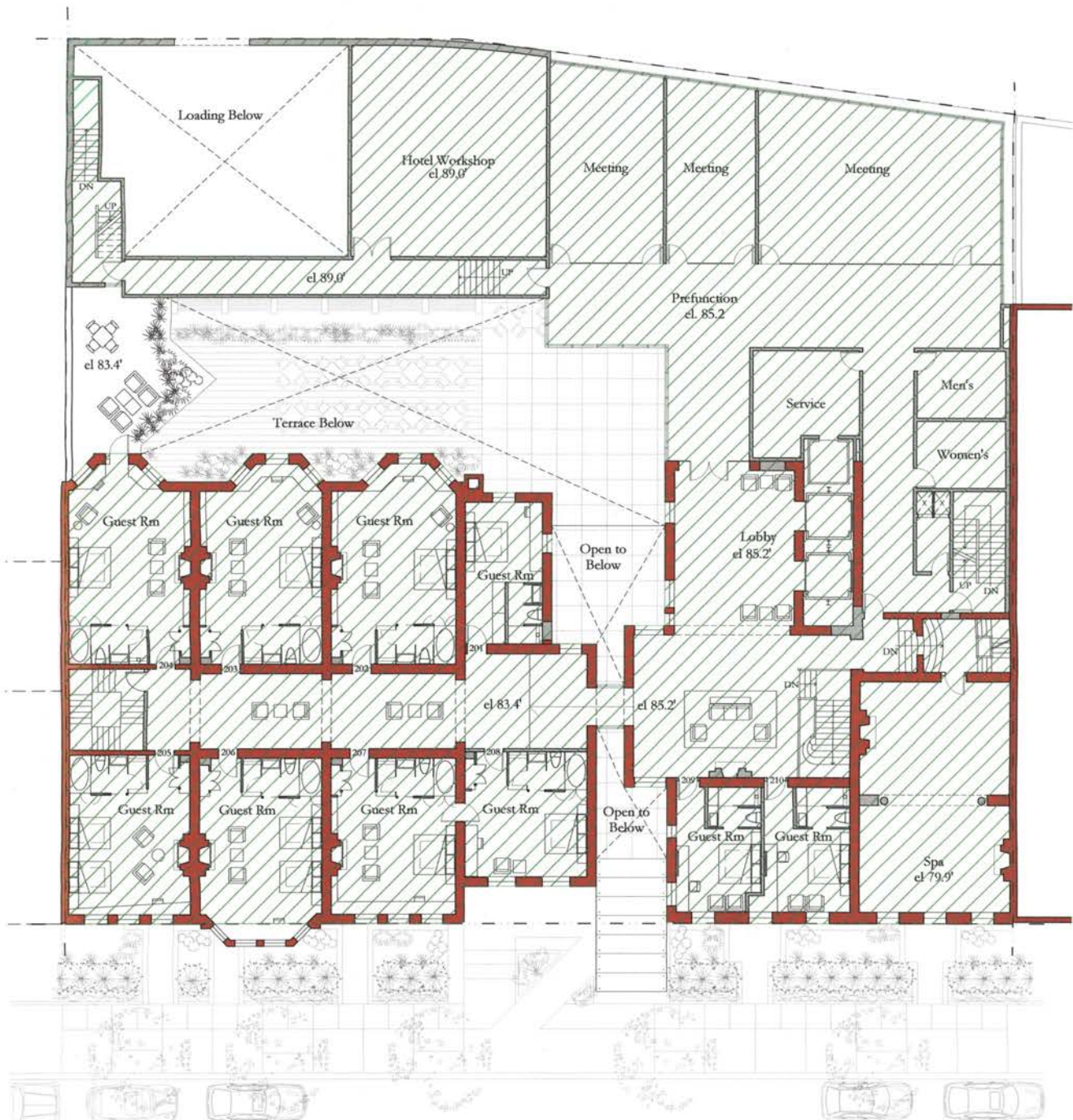
The interior layouts shown on the floor plans are schematic.
Changes not affecting the exterior envelope may occur.

Parking Level

N Street Follies Hotel 1743-55 N Street NW
BZA - Supplemental request information - Part II
July 31, 2010
Revised May 06, 2010



PLANS AREA



Allowable FAR - 4.0 X 20,563 sf = 82,252 sf

First Floor	17,801 sf
Second Floor	15,694 sf
Third Floor	16,704 sf
Fourth Floor	16,567 sf
Fifth Floor	13,130 sf
Total	79,896 sf

N Street, NW
Gross Area = 15,694 sf

- Existing walls to remain
- New walls

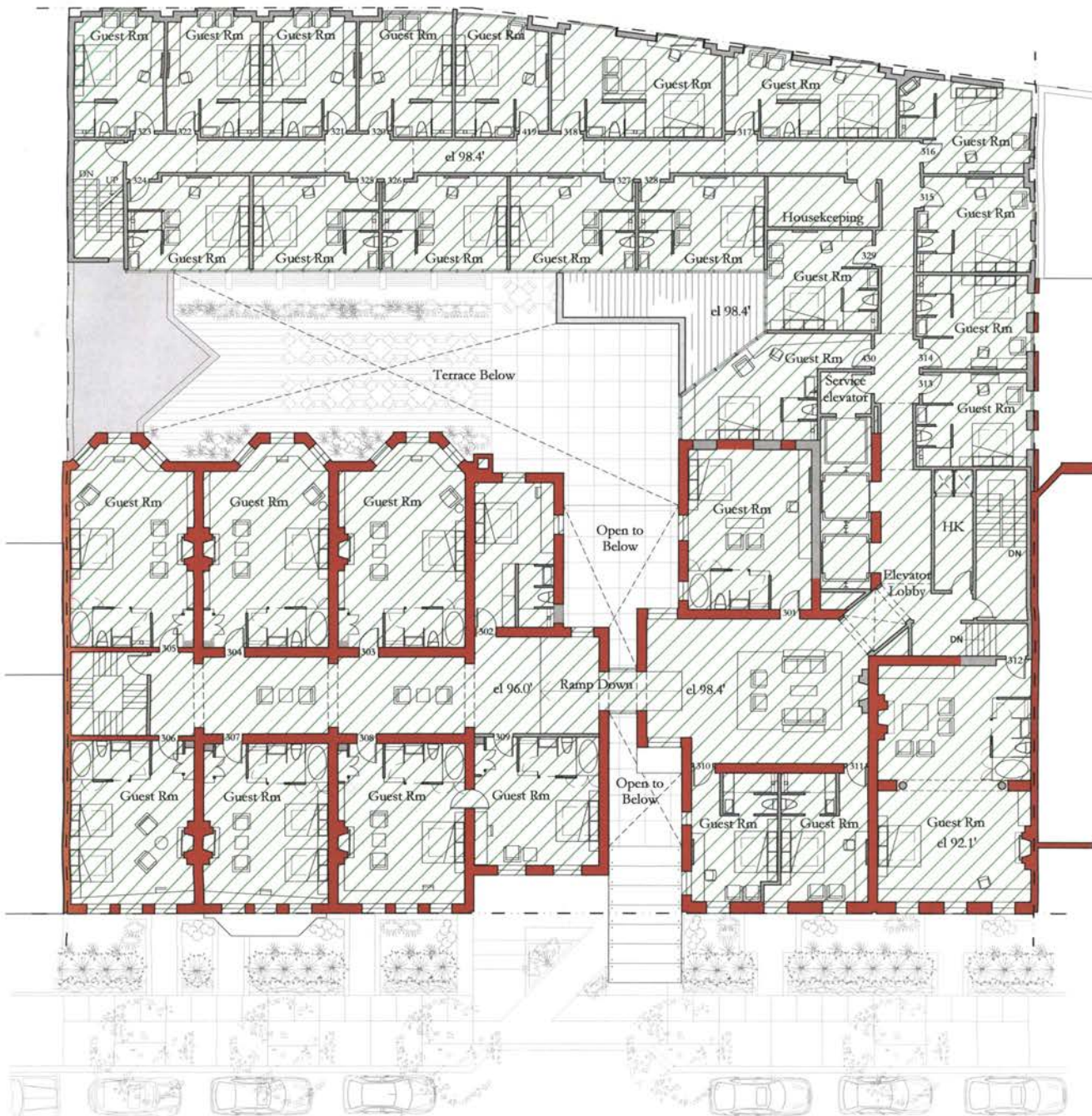
The interior layouts shown on the floor plans are schematic.
Changes not affecting the exterior envelope may occur.

Second Floor - FAR

N Street Follies Hotel 1743-55 N Street NW
BZA - Supplemental requested information - Part II
May 06, 2010



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Plan 2



Allowable FAR - 4.0 X 20,563 sf = 82,252 sf

First Floor	17,801 sf
Second Floor	15,694 sf
Third Floor	16,704 sf
Fourth Floor	16,567 sf
Fifth Floor	13,130 sf
Total	79,896 sf

N Street, NW
Gross Area = 16,704 sf

- Existing walls to remain
- New walls

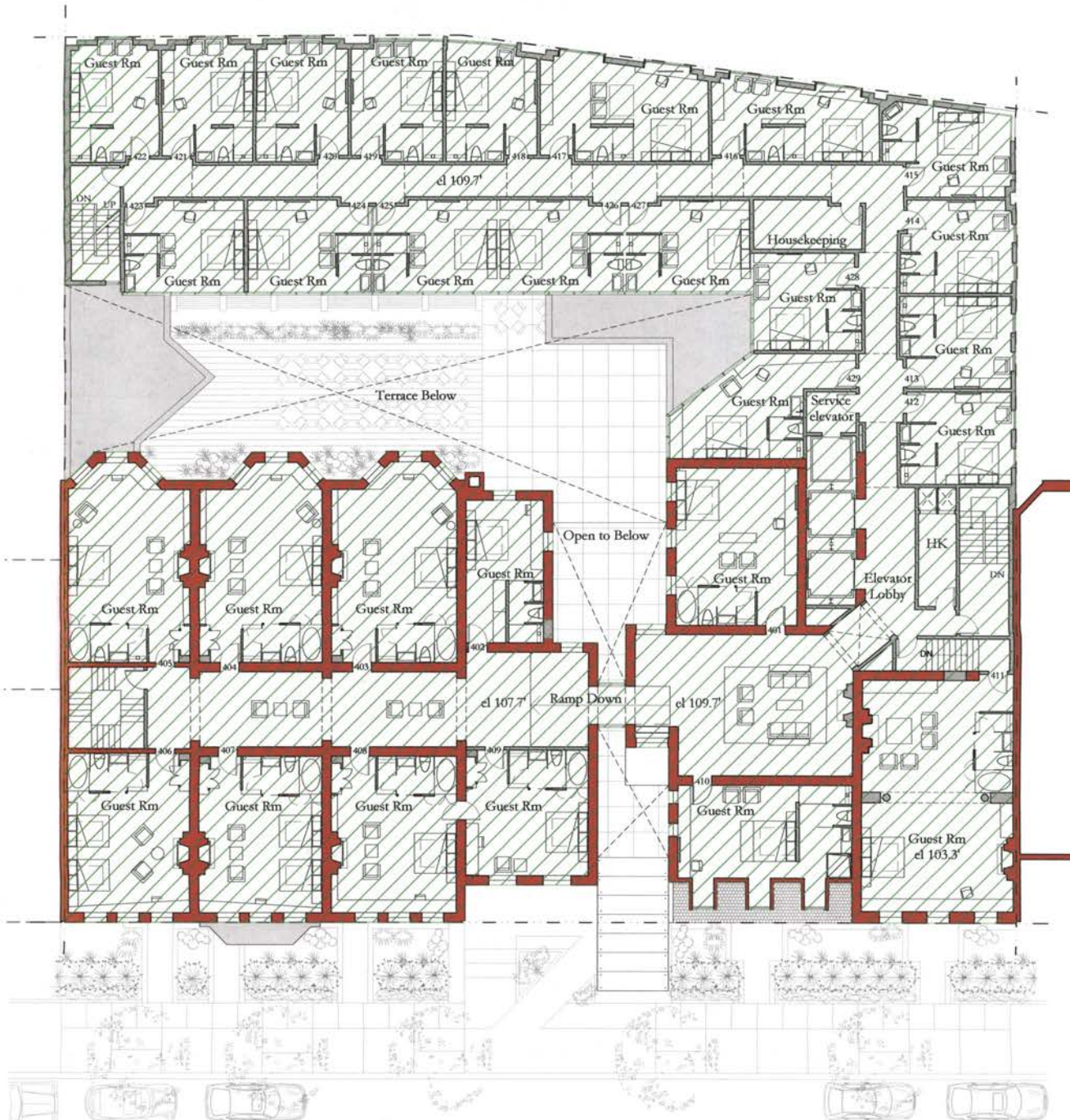
The interior layouts shown on the floor plans are schematic.
Changes not affecting the exterior envelope may occur.

Third Floor - FAR

N Street Folioes Hotel 1743-55 N Street NW
BZA Supplemental requested information - Part II
May 06, 2010



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Plan 3



Allowable FAR - 4.0 X 20,563 sf = 82,252 sf

First Floor	17,801 sf
Second Floor	15,694 sf
Third Floor	16,704 sf
Fourth Floor	16,567 sf
Fifth Floor	13,130 sf
Total	79,896 sf

N Street, NW
Gross Area = 16,567 sf

- Existing walls to remain
- New walls

The interior layouts shown on the floor plans are schematic.
Changes not affecting the exterior envelope may occur.

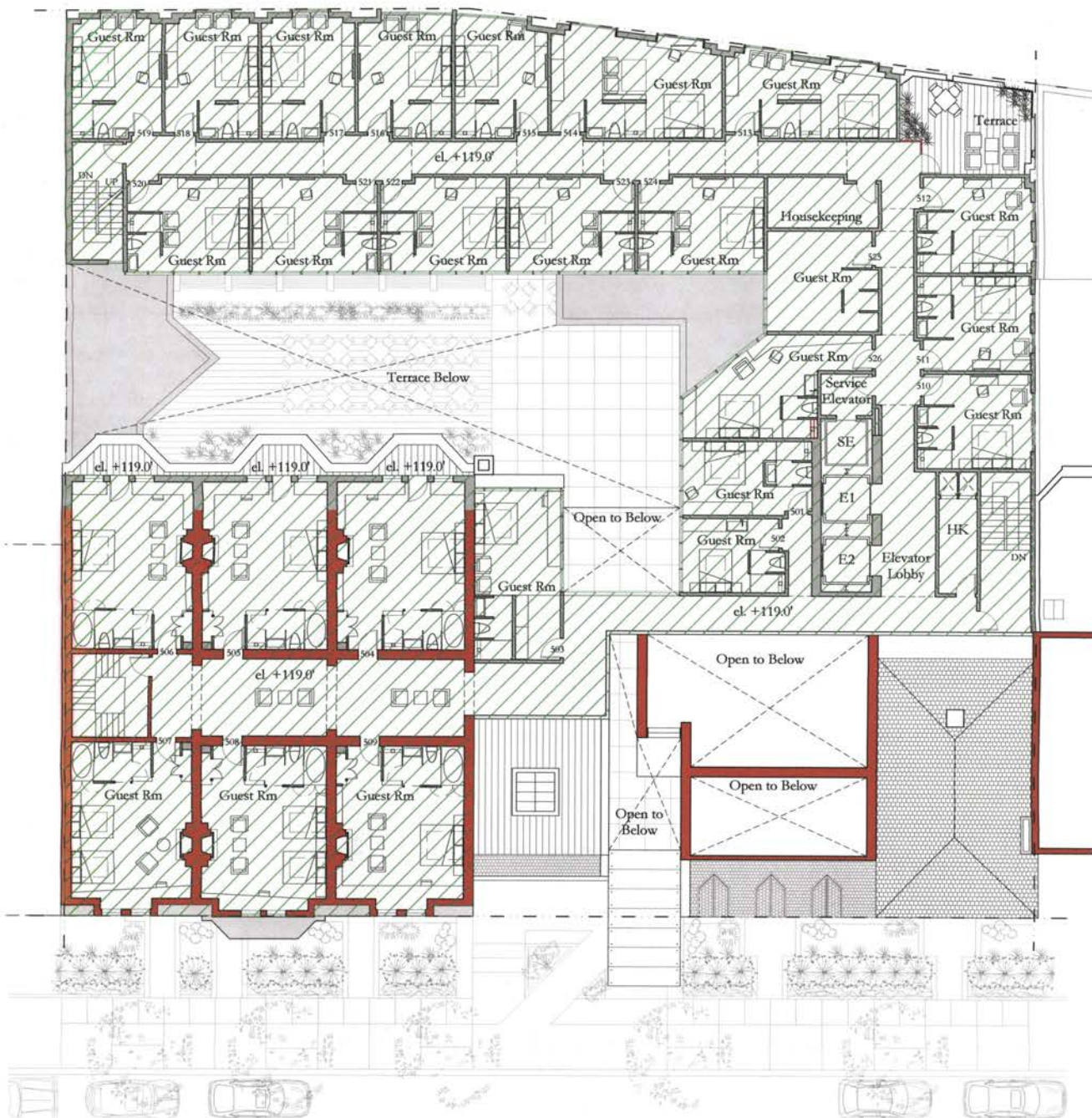
Fourth Floor - FAR

N Street Folliess Hotel 1743-55 N Street NW
BZA - Supplemental requested information - Part II
May 06, 2010



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Plan 4



Allowable FAR - 4.0 X 20,563 sf = 82,252 sf

First Floor	17,801 sf
Second Floor	15,694 sf
Third Floor	16,704 sf
Fourth Floor	16,567 sf
Fifth Floor	13,130 sf
Total	79,896 sf

- Existing walls to remain
- New walls

The interior layouts shown on the floor plans are schematic. Changes not affecting the exterior envelope may occur.

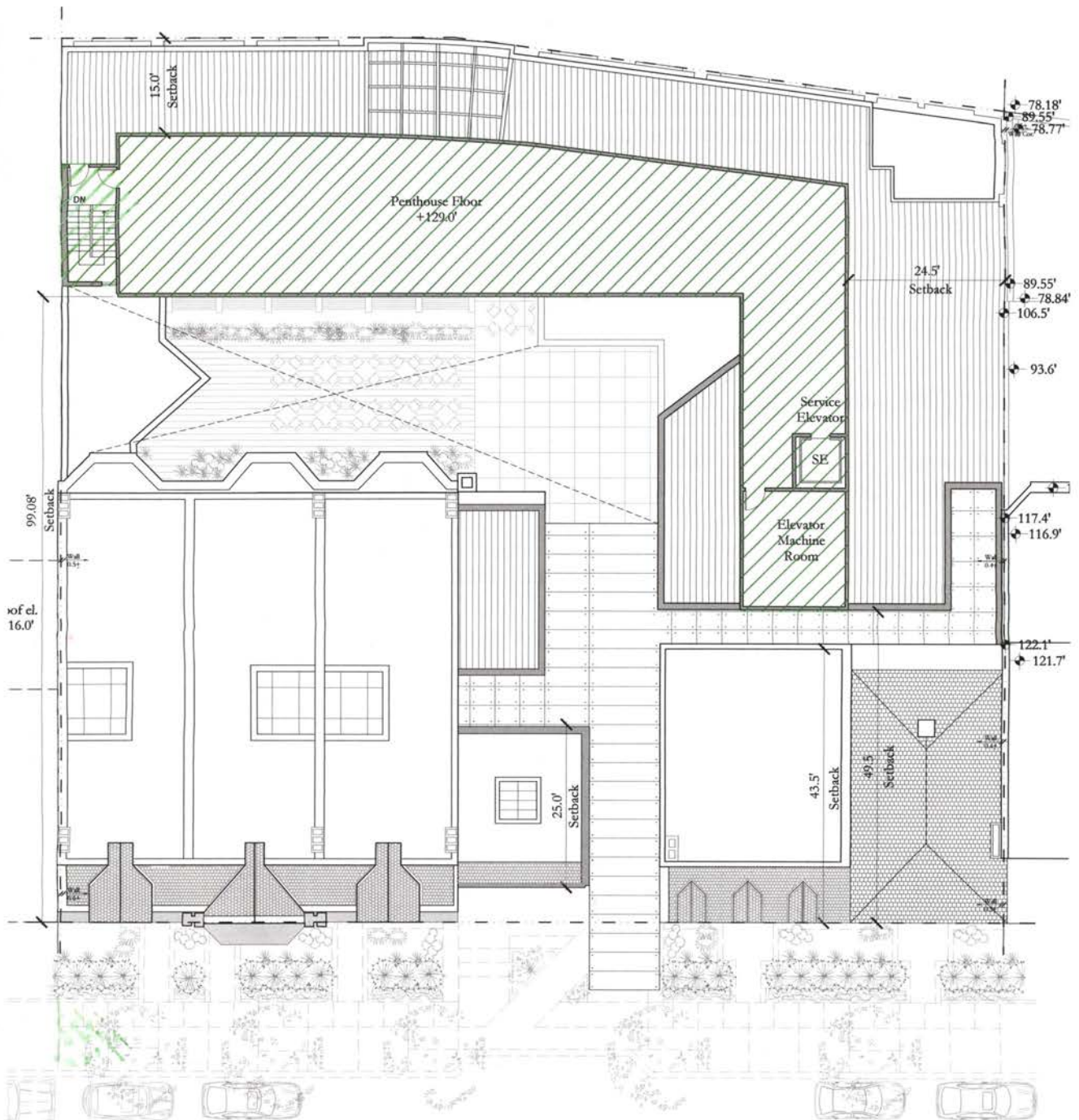
N Street, NW
Gross Area = 13,130 sf

Fifth Floor - FAR

N Street Folioes Hotel 1743-55 N Street NW
BZA - Supplemental requested information - Part II
May 06, 2010



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N Street, NW

Gross Area = 3,787 sf

Allowable - 0.37 X 20,563 sf = 7,608.31 sf

- Existing walls to remain
- New walls

The interior layouts shown on the floor plans are schematic.
Changes not affecting the exterior envelope may occur.

Penthouse - FAR

N Street Polaris Hotel 1743.55 N Street NW
BZA Supplemental requested information - Part II
May 06, 2010



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Plan 6

PLANS AREA CATEGORIES

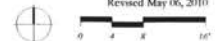


N Street, NW
Gross Area = 17,801 sf

	Commercial adjuncts 3,560 sf
	Exhibit space & Function room 0 sf
	Service areas 5,868 sf
	Guest room areas 8,373 sf

First Floor - FAR Categories

N Street Folio Hotel 1743-35 N Street NW
July 31, 2010
Revised May 06, 2010



Plan 1
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N Street, NW
Gross Area = 15,694 sf

	Commercial adjuncts 1,124 sf
	Exhibit space & Function room 3,181 sf
	Service areas 2,799 sf
	Guest room areas 8,590 sf

Second Floor - FAR Categories

N Street Folio Hotel 1743-55 N Street NW
BZA - Supplemental requested information - Part II
May 06, 2010





N Street, NW
Gross Area = 16,704 sf

- Commercial adjuncts
0 sf
- Exhibit space & Function room
0 sf
- Service areas
324 sf
- Guest room areas
16,380 sf

Third Floor - FAR Categories

N Street Folies Hotel 1743-55 N Street NW
BZA - Supplemental requested information - Part II
May 06, 2010





N Street, NW
Gross Area = 16,567 sf

	Commercial adjuncts
	0 sf
	Exhibit space & Function room
	0 sf
	Service areas
	324 sf
	Guest room areas
	16,243 sf

Fourth Floor - FAR Categories

N Street Folioes Hotel 1743.55 N Street NW
BZA Supplemental requested information - Part II
May 06, 2010





N Street, NW
Gross Area = 13,130 sf

- Commercial adjuncts
0 sf
- Exhibit space & Function room
0 sf
- Service areas
324 sf
- Guest room areas
12,806 sf

Fifth Floor - FAR Categories

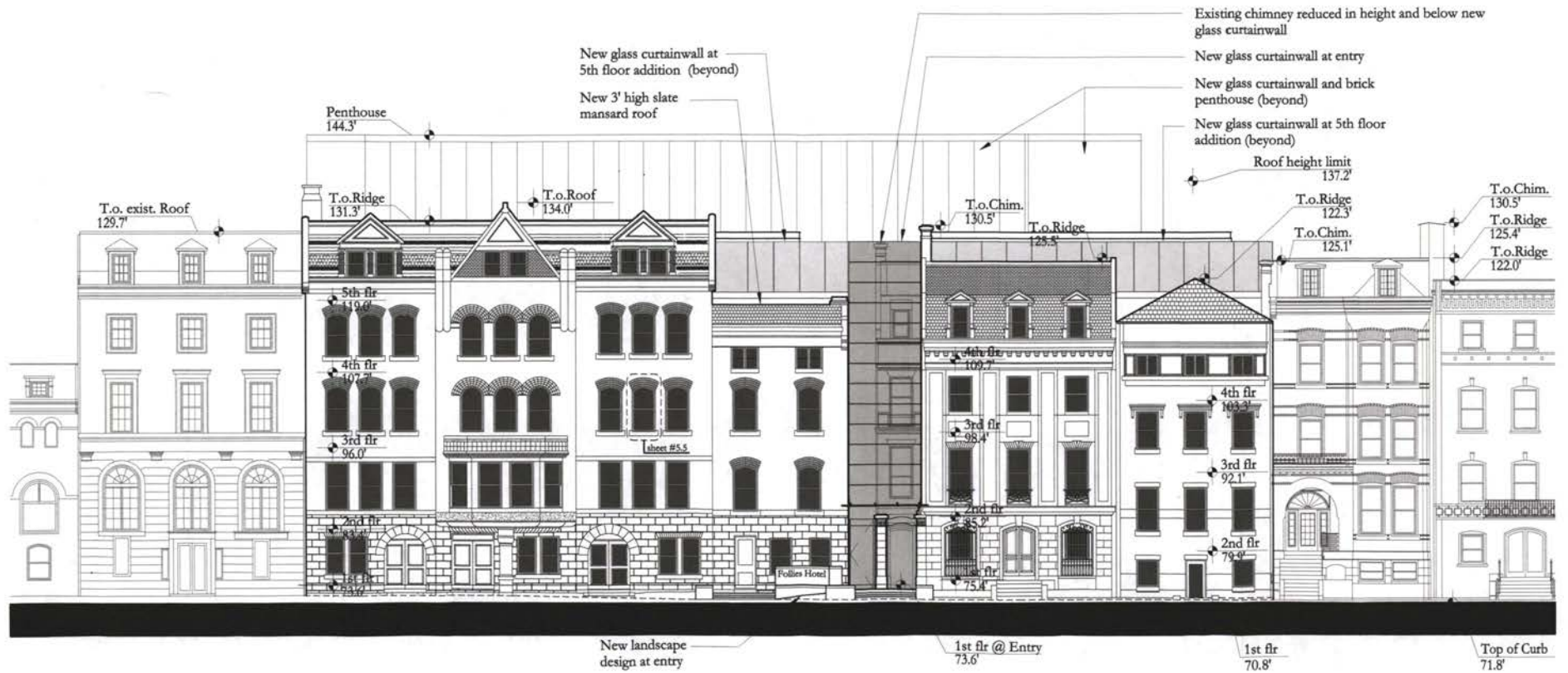
N Street Folklife Hotel 1743-55 N Street NW
BZA - Supplemental requested information - Part II
May 06, 2010



5

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FACADES



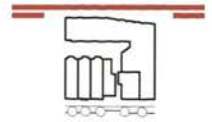
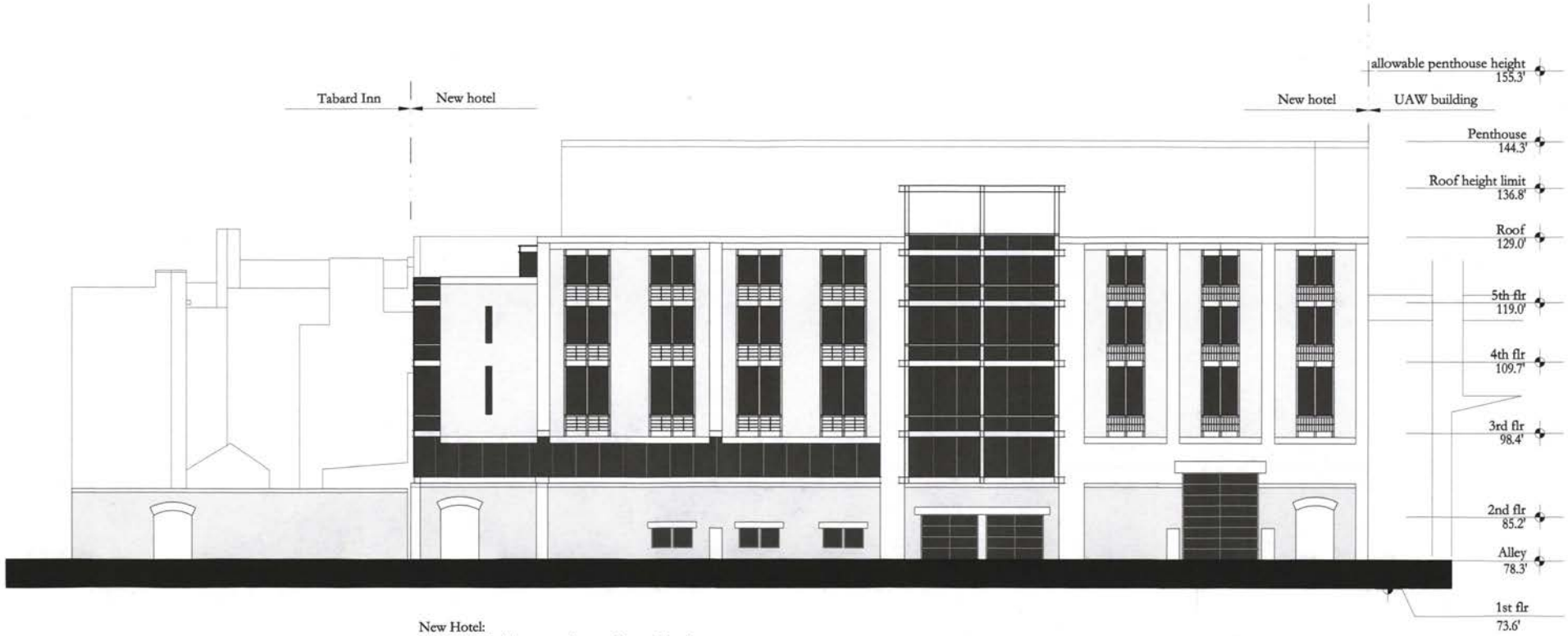
Facade renovation:
Investigate integrity of contributing buildings' enclosing envelope.
Identify any deficiencies and correct. Clean brick and stone,
repoint as necessary. Repair/replace in kind any damaged
decorative elements. Clean scrape and repaint existing metalwork.

N Street Facade (South)

N Street Folies Hotel 1743-55 N Street NW
BZA - Supplemental request information
July 31, 2009
Revised May 6, 2010



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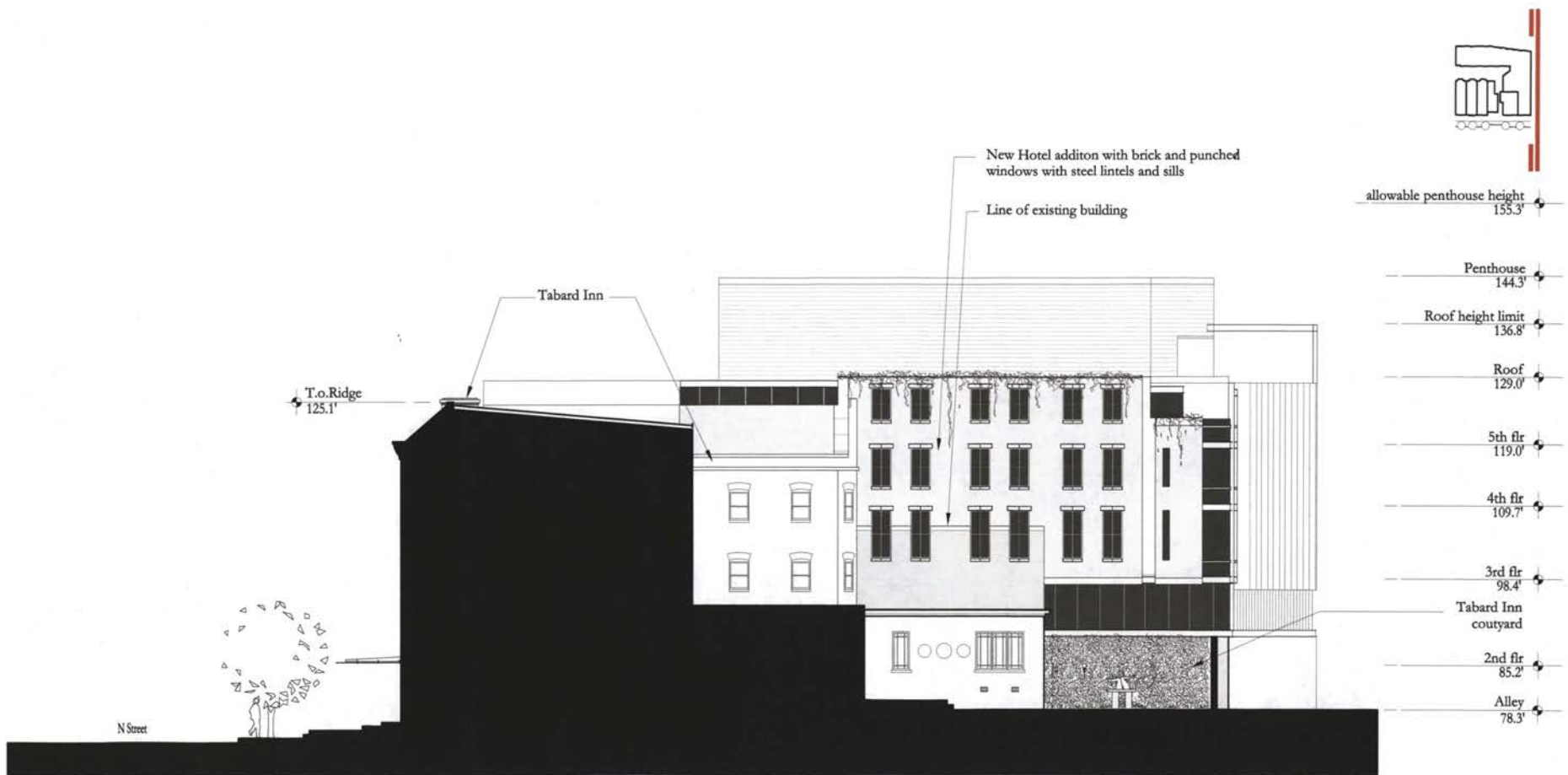
New Hotel:
Constructed with masonry base and a combination
of masonry and glass curtainwall above.

Alley Facade (North)

N Street Folliott Hotel 1743-55 N Street NW
BZA - Supplemental request information
July 31, 2009
Revised May 6, 2010



Facades **2**
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Tabard Facade (East)

N Street Polling Hotel 1743-55 N Street NW
BZA - Supplemental request information

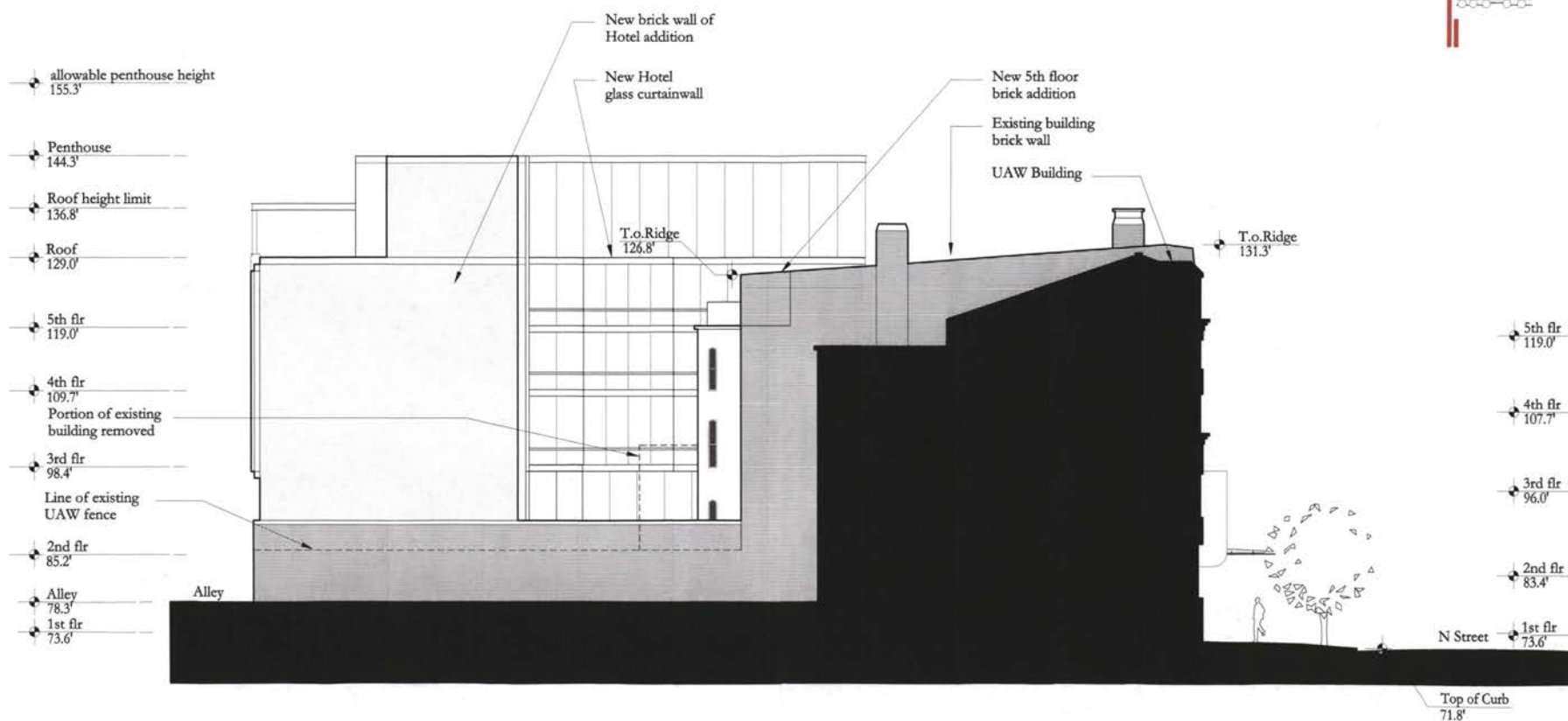
July 31, 2009

Revised May 6, 2010



Facades 3

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UAW Facade (West)

N Street Follies Hotel 1743-55 N Street NW
 BZA - Supplemental request information
 July 31, 2009
 Revised May 6, 2010



FAR

N STREET FOLLIES 1743-55 N Street NW

6-May-10

5 Story Hotel

Lot Area: 20,563 sf

(1) Allowable FAR in SP-1= 4.0 x 20,563sf = 82,252 sf

Floor	Gross Floor Area (S.F.)	Function/Exhibit Area (S.F.)	Other Permitted Use (S.F.)	Guest Rooms
1	17,801	0	3,560	3
2	15,694	3,181	4,305	10
3	16,704	0	0	30
4	16,567	0	0	29
5	13,130	0	0	26
Total:	79,896 (1) (79,896 SF is 3.88 FAR)	3,181 (4) (0.04 of gross floor area)	7,865 (5) (7,865 is 0.38 FAR)	98

(2) Allowable Penthouse FAR in SP-1= .37 FAR x 20,563sf = 7,608 sf

Penthouse	3,787 sf
Total:	3,787 (2) (3,787 SF is 0.184 FAR)

(3) Allowable roof structure: .33 of 18,105 = 5,975 sf

Total Roof Area = 18,105sf

Roof Structure	3,787 sf
Total:	3,787 (3) (3,787 SF is .21 of 18,105 sf)

(4) Allowable function room & exhibit space area: 0.15 X 79,896 sf = 11,985 sf

Function/Exhibition Space	3,181 sf
Total:	3,181 (4) (3,181 SF is 0.04 of gross floor area)

(1) FAR in SP-1 District = 4.0 or (4.0 X 20,563 sf = 82,252 sf)

(per District of Columbia Municipal Regulations, Title 11, 531.1 published November 28, 2003)

(2) FAR for Penthouse IN SP-1 District = 0.37 allowable increase in FAR or (.37 X 20,563 sf = 7,608 sf)

(per District of Columbia Municipal Regulations, Title 11, 411.7 published February 22, 2008)

(3) Allowable roof structure area must be less than: .33 of total roof area or (.33 X 18,105 sf = 5,975 sf)

(per District of Columbia Municipal Regulations, Title 11, 411.8 published February 22, 2008)

(4) Allowable function room & exhibit space area: 0.15 of gross floor area or (.15 X 79,896 sf = 11,985 sf)

(per District of Columbia Municipal Regulations, Title 11, 512.6 published November 28, 2003)

(5) Allowable FAR for other permitted use: 2.5 or (2.5 X 20,563 sf = 51,408 sf)

(per District of Columbia Municipal Regulations, Title 11, 531.3 published November 28, 2007)

(6) Minimum required parking spaces = (56 rooms/4 = 14 spaces) + (1250 sf function space/300 sf = 5 spaces) = 19 spaces

(per District of Columbia Municipal Regulations, Title 11, 2101.1 published September 14, 2007)

PLANS DIMENSIONED

EXHIBIT 123

CASE NO. 17337

IS AN OVERSIZED EXHIBIT

PLEASE SEE AT OFFICE

SURVEY

EXHIBIT 123

CASE NO. 17337

IS AN OVERSIZED EXHIBIT

PLEASE SEE AT OFFICE