
**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

SUPPLEMENTAL INFORMATION

In Re: **Application of N Street Follies, Ltd.**, pursuant to 11 DCMR §§ 3104.1 and 3103.2, for a special exception to allow a hotel under § 512, for a partial waiver of the rear yard requirements under § 534.6, and to allow multiple roof structures and roof structures not meeting the normal setback requirements of § 530.4, under § 411 and for variances from the height requirements under § 530, the floor area ratio requirements under § 531, and the court requirements under § 536, to allow the construction of an addition to existing buildings to be used as a hotel in the DC/SP-1 District at premises 1743-1755 N Street, N.W. (Square 158, Lots 69, 835 and 836).

JORDAN & KEYS, PLLC

**George R. Keys, Jr.
1400 Sixteenth Street, N.W.
Suite 710
Washington, D.C. 20036**

Dated: April 14, 2009

**BOARD OF ZONING ADJUSTMENT
District of Columbia**

CASE NO. 17337
EXHIBIT NO. 70

BZA Application No. 17337

Pursuant to § 3316.6 of the Board of Zoning Adjustment Supplemental Rules of Practice and Procedure, the Applicant herewith submits the attached materials as a supplement to its application for a special exception and variances to construct an addition to existing buildings at the subject property to be used as a hotel in the DC/SP-1 District.

Procedural Posture of the Application

This application is being heard on remand from the District of Columbia Court of Appeals in No. 07-AA-362, N Street Follies Limited Partnership v. District of Columbia Board of Zoning Adjustment (Tabard Corporation, Intervenor) by order dated June 5, 2008, in which the Court ruled that the BZA erred in dismissing the application on the grounds of mootness and that the Applicant was entitled to have its application decided on the merits. The Applicant is informed by the Acting Director of the Office of Zoning that, in view of the passage of time since the Applicant presented its case and the fact that no current member of the BZA heard any portion of the case in 2005 and 2006, it will be allowed to present its case in chief at the public hearing on April 28, 2009. In order to permit an efficient condensed presentation at the public hearing the Applicant will rely on the materials introduced into the record (as modified by the supplemental materials filed herewith) and will present testimony from a new architect, Stan Andrulis of Andrulis Janezic, Architects, Washington, D.C., Iain J. Banks, the traffic engineer from O.R. George & Associates, Inc., who jointly prepared the filed Traffic Impact Assessment and from Morton Bender, the Applicant's principal. Mr. Andrulis's professional resume is attached hereto.

Requested Relief

At the time of the final public hearing before the BZA on June 27, 2006, the Applicant had

modified its plans and reduced its requested relief to special exceptions to allow a hotel under § 512 and to allow multiple roof structures and roof structures not meeting the normal setback requirements of § 530.4 and a variance from the court width requirements under § 536.

Based upon further discussions in recent weeks with the staff of the Historic Preservation Office, the Applicant has made certain other adjustments to the building interiors, the N Street facade, the treatment of the court and the size and placement of the major penthouse structure. The net result of these changes to the plans is that the Applicant has eliminated the requirement for relief from the setback requirements of § 530.4 for the major penthouse, also reducing its visual impact and effect of adjacent properties.

Revised Architectural Exhibits

The Applicant hereby supplements the filed architectural plans with the following exhibits captioned as Project Drawings, dated April 13, 2009:

1. Plat of Improvements
2. First Floor Plan
3. Second Floor Plan
4. Third Floor Plan
5. Fourth Floor Plan
6. Fifth Floor Plan
7. Roof Plan
8. N Street Facade
9. N Street Facade (in context)
10. Sun Study Composites (April 28, June 21, September 21, December 21)

Traffic Impact Assessment

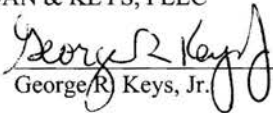
In its application, the Applicant made reference to the conclusions drawn from a Traffic Impact Assessment it commissioned from O.R. George & Associates, Inc. In addition to the Traffic Impact Assessment and the supplemental report previously added to the record, the Applicant intends to proffer at the public hearing in this matter the testimony of Iain J. Banks, who jointly

prepared the Traffic Impact Assessment, as to the current situation in the vicinity of the subject property. The Applicant further advises the Board that it will at the public hearing seek to have Mr. Banks qualified as an expert witness. A copy of his professional resume is attached.

Respectfully submitted,

JORDAN & KEYS, PLLC

By:

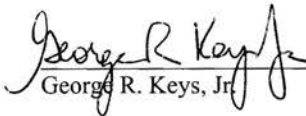

George R. Keys, Jr.

Certificate of Service

I hereby certify that a copy of the Supplemental Information was hand-delivered to the following persons this 14th day of April, 2009:

William A. Green
Director of Operations
Science Service, Inc.
1719 N Street, N.W.
Washington, D.C. 20036

Richard B. Nettler, Esquire
Arent Fox LLP
1050 Connecticut Avenue, N.W.
Washington, D.C. 20036-5339


George R. Keys, Jr.

Experience	Andruslis Janezich Architects pllc 2009-present <i>Architect and co-founding principal of architectural design firm. Current projects include residential, commercial, historic preservation, adaptive reuse and veterinary medicine. The founding principals have a combined 60 years experience in large and small scale commercial, institutional, residential and adaptive reuse projects domestically and internationally.</i>	Washington, DC
	Stan Andruslis, Architect 1998-2008 <i>Practice as a sole proprietor. Commissions included land planning, residential, historic preservation and adaptive reuse, as well as institutional and commercial projects both domestically and internationally.</i>	Washington, DC
	Kling Lindquist Inc. 1995-1998 <i>Senior Project Designer and Associate, responsible for the design product and direction of the Washington, DC office. Responsibilities centered on leading teams on the design of various building types including Corporate, Professional Association, Investment Office, Laboratory, Pharmaceutical Manufacturing and Academic.</i>	Washington, DC
	Smith Hinchman and Grylls, Inc. 1994-1995 <i>Responsibilities involved the design of academic science research facilities as well as the one million square foot headquarters of the Naval Sea Command.</i>	Washington, DC
	Stan Andruslis, Architect 1992-1993 <i>Responsible for the design and renovation / construction of an 1890's Capitol Hill townhouse from a five unit apartment building back to its original form as a singles family dwelling. Other projects included the preparation of design development and construction documents for the Washington Animal Rescue League renovation and expansion.</i>	Washington, DC
	Skidmore, Owings & Merrill Associate (Washington, DC) 1985-1992 <i>As an Associate in the Washington, DC office, was involved in a wide variety of mid and large scale architectural and urban design projects from conceptual phase through construction. Responsible for working closely with Partners to interpret and then develop their design philosophies into coherent architecture.</i>	Washington, DC / London England Associate Director (London)
	<i>Relocated to England in 1988 to reinforce the firm's design effort in their newly opened London office, and was promoted to Associate Director. Responsibilities included working alongside clients and SOM Partners to synthesize and incorporate their ideas into projects. Lead design teams which ranged in size from 2 to 20 architects in the solving of a number of complex projects and competitions throughout the United Kingdom and Europe.</i>	
	Rosetti Associates / Architects Planners 1984-1985	Detroit, Michigan
	William Kessler & Associates, Inc. 1982-1984	Detroit, Michigan
Education	Master of Architecture	<i>University of Virginia</i> 1982
	Bachelor of Science in Architecture	<i>University of Detroit</i> 1980
Registration	State of Michigan	1985

IAIN BANKS
Senior Traffic Engineer/Transportation Planner

EDUCATION: University of Southampton, England (1999-2000). M.Sc., Transportation Engineering and Planning.

University of Portsmouth, England (1996-1999): B. A. in Geography.

EXPERIENCE: Senior Transportation Planner, O. R. George & Associates, Inc., Lanham, Maryland. March 2004 to present.

Mr. Banks is a traffic engineer/ transportation planner with over eight (8) years of experience in the engineering field. He has been involved in a range of transportation planning and engineering studies, including traffic impact studies, full intersection studies, infrastructure design and planning, traffic access and circulation studies for major retail/commercial and office land uses and related data analysis, traffic forecasts and parking demand studies. He has worked on a number of projects for the Maryland State Highway Administration, the District of Columbia and beyond.

The following projects are indicative of Mr. Banks' professional involvement and experience.

- Roadway engineering designs in support of large private sector development projects. These designs covered a wide range of projects from roadway access to underground truck tunnels and car parking systems. Representative projects include Ritchie Station and Vista Gardens in Prince George's County, Maryland.
- Corridor-wide data collection, analysis and documentation for State Highway facilities. Representative projects include MD 58 Speed Survey and Signage Inventory, MD 51 Roadway Engineering Study and the I-95 Advisory Speed Survey Study.
- Traffic management planning for construction/development phases on new and existing sites. Representative projects include Post Park Residential development in Prince George's County, Union Place and Velocity in the District of Columbia.
- Full Intersection studies including Signal Warrant Analyses for private developments and for Maryland State Highway Administration. Representative projects include US 40 at Cornell Avenue in Washington County, MD 648 @ Kuethe Road in Anne Arundel County.
- Traffic impact studies and feasibility assessments for private and public sector development projects. Representative projects include the Armed Forces Retirement Home, the Children's National Medical Center, Howard University, Georgia Commons and Gonzaga High School.

Mr. Banks' responsibilities on the above projects have covered the full range from field reconnaissance and data collection, to analysis, and documentation. Mr Banks has also been accepted as an expert witness before the District of Columbia Board of Zoning Adjustment, the District of Columbia Zoning Commission, the Council of the District of Columbia and the Prince George's County Planning Board.

OTHER POSITIONS HELD: Senior Transportation Planner, PTP Consultants Ltd, Essex, England. 2001 - 2004.
Transportation Planner, PTP Consultants Ltd, Essex, England. 2000 - 2001.

SPECIAL SKILLS: Mr. Banks also has considerable knowledge and skill in the use of several computer software packages, including AutoCAD, Microstation, Microsoft, HCS (Highway Capacity Manual), SYNCHRO, VISSIM, SATURN, AutoTRACK and AutoDRIVE.

PROFESSIONAL AFFILIATIONS: Member, Institute of Highways and Transportation (IHT), England

◆ "A Commitment to Excellence, ... Dedication to Service" ◆

Project Drawings

N Street Follies

1743-55 N Street NW
Square 158 Lots 69, 835 and 836
April 13, 2009

Drawing Index

N Street Follies

1743-55 N Street NW
Square 158 Lots 69, 835 and 836
April 13, 2009

1. Plat of Improvement
2. Plans and Elevations
3. Sun Studies

DISTRICT OF COLUMBIA GOVERNMENT OFFICE OF THE SURVEYOR

Washington, D.C., November 30, 2004

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. 15925

Furnished to: **HOLLAND & KNIGHT**

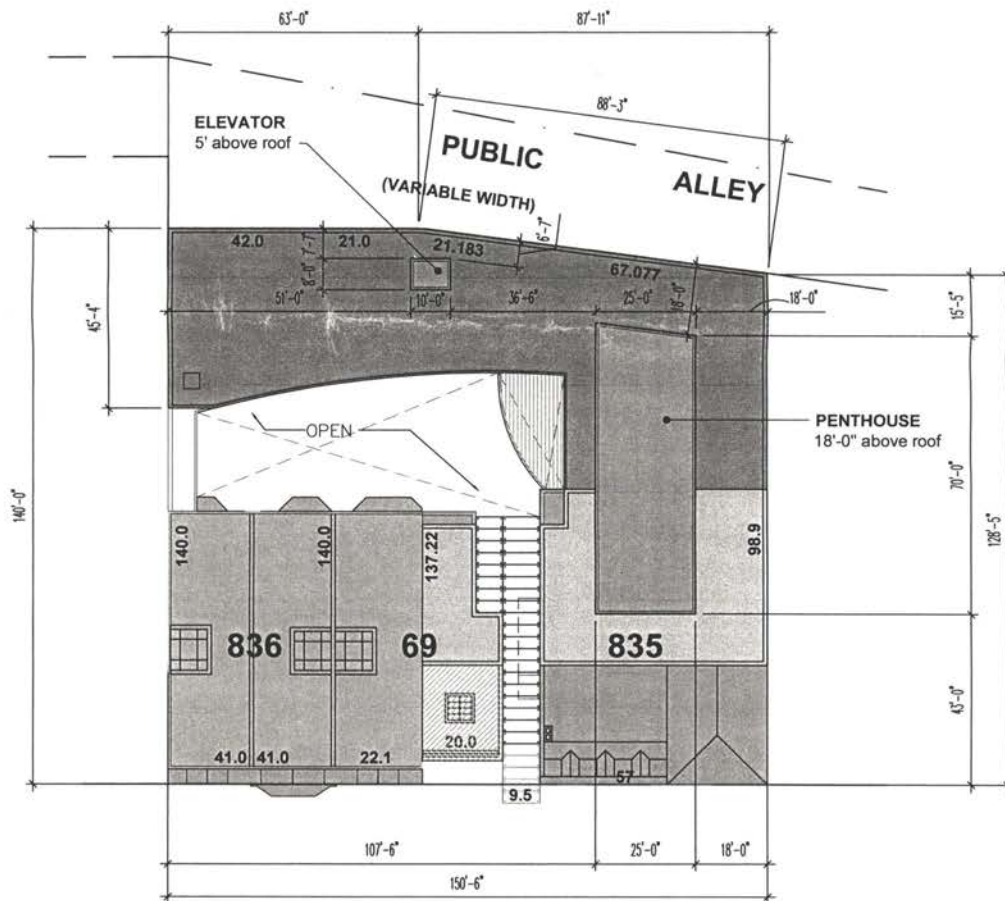
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that 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: _____

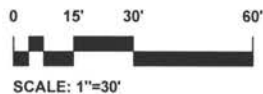
F:\CDR\0042 N Street\Signature From Plat.jpg

(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.



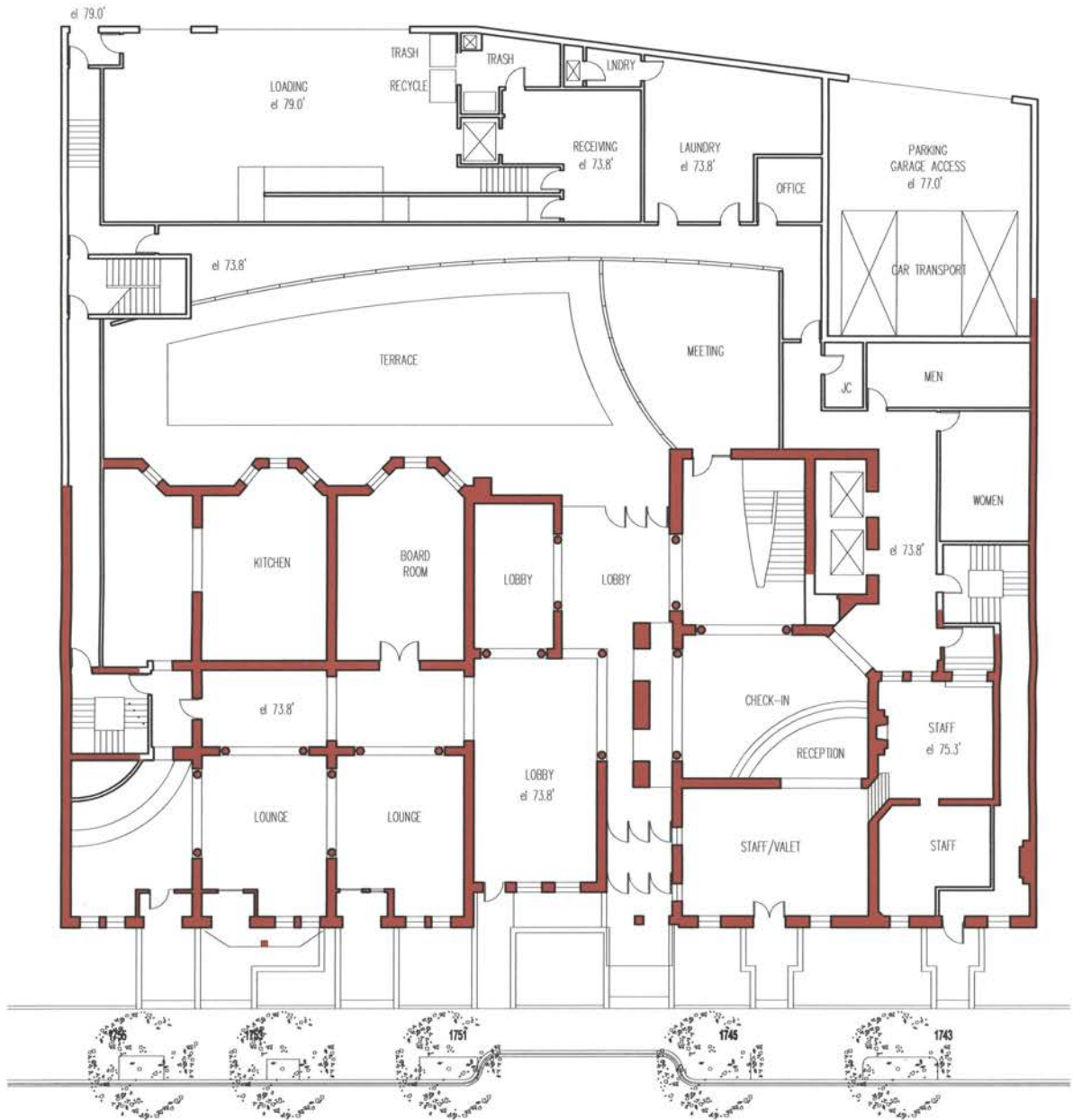
N STREET



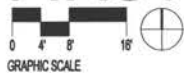
1

13.APR.2009

- = PENTHOUSE
- = NEW CONSTRUCTION (5) STORIES
- = NEW CONSTRUCTION (2) STORIES
- = NEW CONSTRUCTION ENTRY
- = ADD 3' TO HEIGHT OF EXISTING 4 STORY BUILDING
- = ADDITIONAL STORY ABOVE EXISTING 4 STORY BUILDING
- = EXISTING 5 STORY BUILDING
- = EXISTING 4 STORY BUILDING



FIRST FLOOR PLAN



2

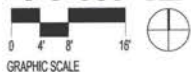
1743-55 N STREET NW
BOUTIQUE HOTEL
13.APR.2009

EXISTING WALLS TO REMAIN
NEW WALLS TO BE BUILT

THE INTERIOR LAYOUTS SHOWN ON THE FLOOR PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING THE EXTERIOR ENVELOPE MAY OCCUR.



THIRD FLOOR PLAN



4

1743-55 N STREET NW
BOUTIQUE HOTEL
13.APR.2009

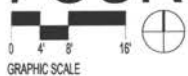
EXISTING WALLS TO REMAIN
NEW WALLS TO BE BUILT

THE INTERIOR LAYOUTS SHOWN ON THE FLOOR
PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING
THE EXTERIOR ENVELOPE MAY OCCUR.



FOURTH FLOOR PLAN

1743-55 N STREET NW
BOUTIQUE HOTEL
13.APR.2009



5

EXISTING WALLS TO REMAIN
NEW WALLS TO BE BUILT

THE INTERIOR LAYOUTS SHOWN ON THE FLOOR
PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING
THE EXTERIOR ENVELOPE MAY OCCUR.



 EXISTING WALLS TO REMAIN
 NEW WALLS TO BE BUILT

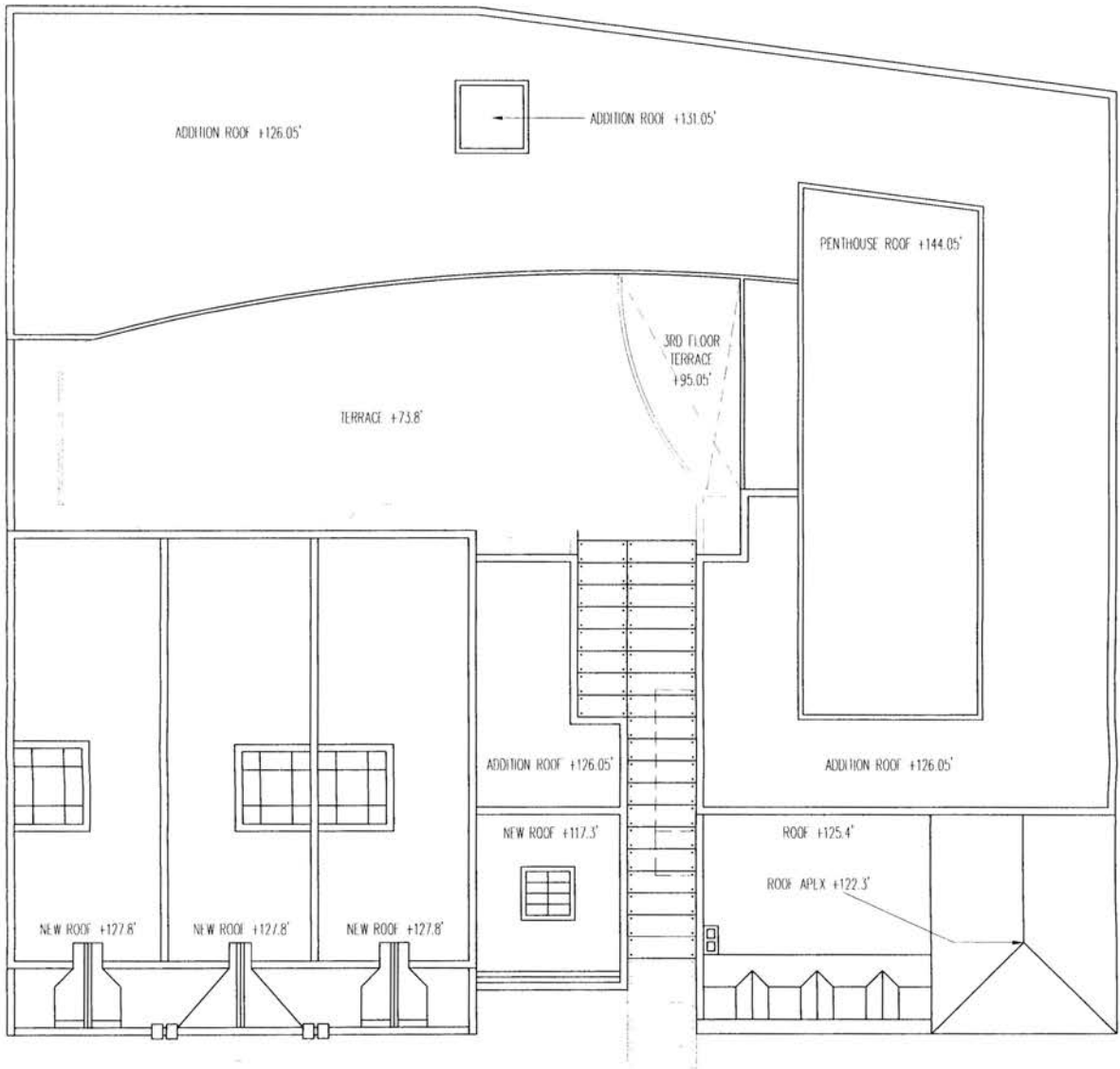
FIFTH FLOOR PLAN

0 4' 8' 16'
 GRAPHIC SCALE

1743-55 N STREET NW
 BOUTIQUE HOTEL
 13.APR.2009

 EXISTING WALLS TO REMAIN
 NEW WALLS TO BE BUILT

THE INTERIOR LAYOUTS SHOWN ON THE FLOOR
 PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING
 THE EXTERIOR ENVELOPE MAY OCCUR.



ROOF PLAN

0 4' 8' 16'

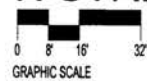
GRAPHIC SCALE

1743-55 N STREET NW
BOUTIQUE HOTEL
13.APR.2009

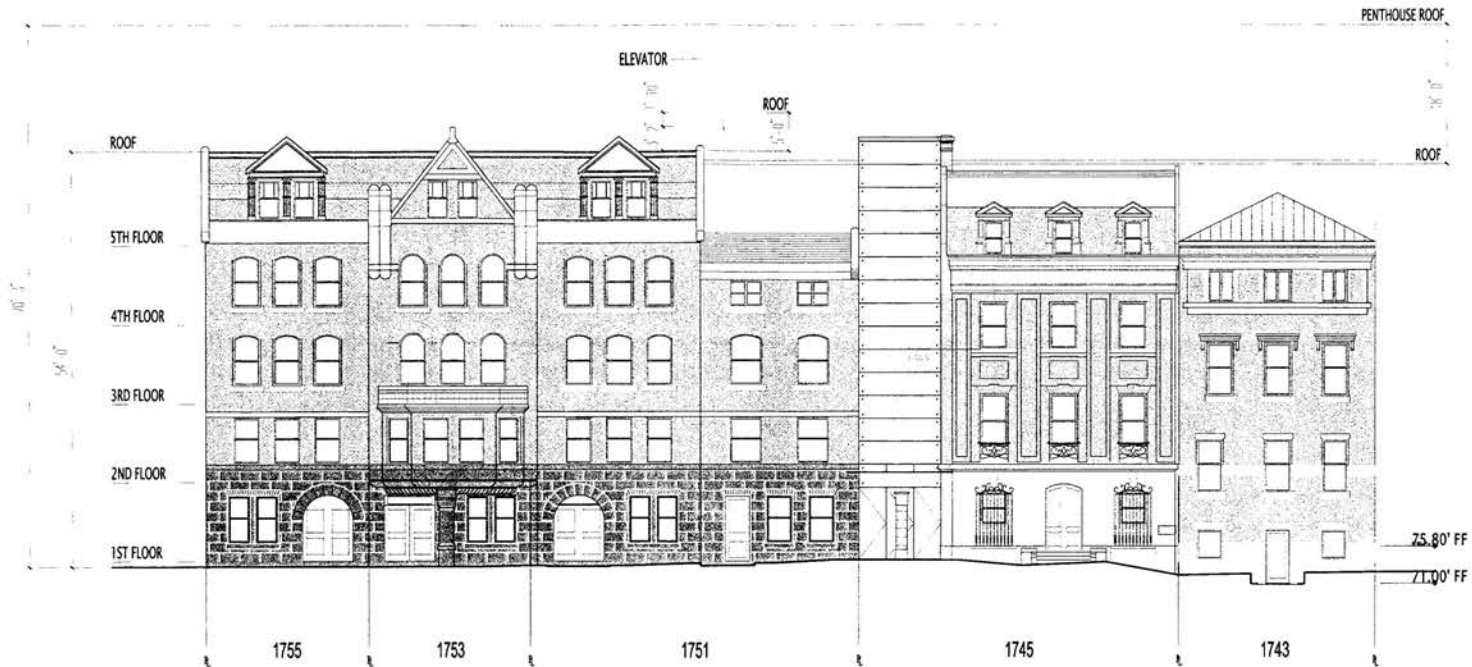
THE INTERIOR LAYOUTS SHOWN ON THE FLOOR
PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING
THE EXTERIOR ENVELOPE MAY OCCUR.



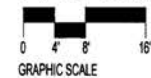
N STREET FACADE



1743-55 N STREET NW
BOUTIQUE HOTEL
13.APR.2009



N STREET FACADE



1743-65 N STREET NW
BOUTIQUE HOTEL
13.APR.2009



SUN STUDY COMPOSITE
APRIL 28TH DST

 **EXISTING SHADOW**

 **POTENTIAL SHADOW**



SUN STUDY COMPOSITE
APRIL 28TH DST

 **EXISTING SHADOW**

 **POTENTIAL SHADOW**



SUN STUDY COMPOSITE
APRIL 28TH DST



EXISTING SHADOW



POTENTIAL SHADOW



SUN STUDY COMPOSITE
JUNE 21ST DST

 **EXISTING SHADOW**

 **POTENTIAL SHADOW**



SUN STUDY COMPOSITE
JUNE 21ST DST

 **EXISTING SHADOW**

 **POTENTIAL SHADOW**



SUN STUDY COMPOSITE
JUNE 21ST DST

EXISTING SHADOW

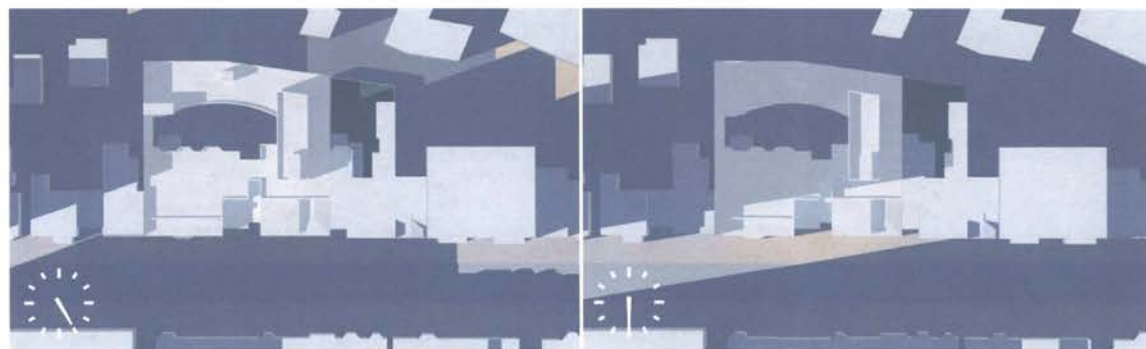
POTENTIAL SHADOW



SUN STUDY COMPOSITE
SEPTEMBER 21ST DST

EXISTING SHADOW

POTENTIAL SHADOW



SUN STUDY COMPOSITE
SEPTEMBER 21ST DST



EXISTING SHADOW



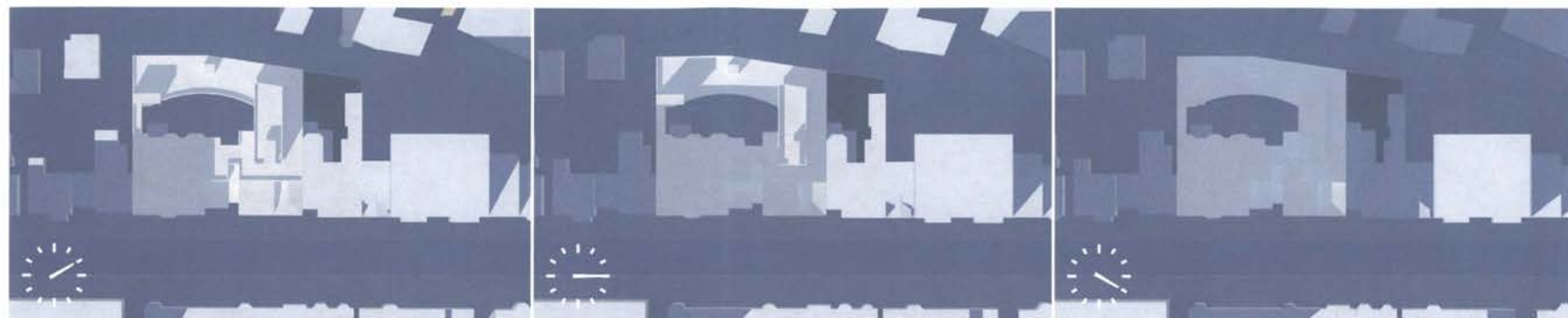
POTENTIAL SHADOW



SUN STUDY COMPOSITE
DECEMBER 21ST

 **EXISTING SHADOW**

 **POTENTIAL SHADOW**



SUN STUDY COMPOSITE
DECEMBER 21ST

EXISTING SHADOW

POTENTIAL SHADOW