

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

Application of
N Street Follies LP

BZA Application No. 17337
Public Hearing: October 6, 2009

PRE-HEARING STATEMENT OF THE APPLICANT

I. Introduction

During the meeting of the D.C. Board of Zoning Adjustment (the "Board") concerning this matter on June 9, 2009, the Board required the Applicant to file "revised plans . . . along with any of the supporting evidentiary statements and reports and experts lists, etc." In accordance with these instructions, we attach herewith on behalf of the Applicant the appended materials:

Form 135 - Zoning Self-Certification Form
Context Photographs
Existing Conditions (elevations, floor plans)
Plat of Improvements
Revised Plans (floor plans)
Building Facades
Building Sections
Landscape Plan
FAR Analysis
Sun Studies
Traffic Impact Assessment (Update)

2009 JUN 31 PM 1:32

II. Proposed Use and Required Relief

The subject property is located at 1743-1755 N Street, N.W. (Square 158, lots 69, 835 and 836), mid-block between 17th and 18th Streets, NW. Square 158 is bounded on the north by Massachusetts Avenue, NW, on the east by 17th Street, NW, on the south by N Street, NW, and on the west by 18th Street, NW. A public alley of varying width connects the interior of the square with 17th Street, NW. The subject property has 150.5 feet of frontage along N Street, NW and approximately the same amount of frontage along the public alley to the rear. The subject property is improved by five structures that are four to five stories in height and which are listed as "contributing buildings" within the Dupont Circle Historic District. The subject property comprises 20,648 square feet of land zoned DC/SP-1.

The Applicant proposes to redevelop the subject property into a "boutique hotel" with 98 rooms. Constrained by the fact that the five (5) buildings on the subject property are contributing buildings within the Dupont Circle Historic District, the Applicant will retain substantial interior and exterior elements of these buildings. Notwithstanding the fact that the Applicant is not required to provide parking spaces and loading facilities for the subject property pursuant to §§ 2100.5 and

**BOARD OF ZONING ADJUSTMENT
District of Columbia**

CASE NO. 17337

EXHIBIT NO. 83

Board of Zoning Adjustment
District of Columbia
CASE NO. 17337
EXHIBIT NO. 83A1

2200.5 of the Zoning Regulations, the Applicant will provide 98 parking spaces and a single 30-foot loading berth and loading dock accessible from the public alley at the rear of the subject property.

The Applicant is applying for a special exception under § 512.1 of the Zoning Regulations. No other zoning relief will be required to implement the Applicant's revised plans. Appended to this statement is the Zoning Self-Certification Form (Form 135) attesting to the required relief.

The public hearing for October 9, 2009, has already been advertised in the *D.C. Register* using the original statement of relief requested (56 DCR 5562 - July 10, 2009). We noted in the transcript of the June 9, 2009 meeting that it was the Board's intention that the case be advertised using the relief required by the revised plans. The Applicant has only recently made its revised plans final in order to be able to determine the exact nature of the relief required for the project. There is still sufficient time in advance of the public hearing to provide notice to the public and to property owners within 200 feet of the subject property and we would propose that the following text be utilized for this purpose:

Application of N Street Follies LP, pursuant to 11 DCMR § 3104.1 for a special exception to permit a hotel under § 512 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)

III. Standards Applicable to Special Exception Relief

Special Exception Relief for Hotels and Inns in the Special Purpose District (§ 512)

1. Section 512.3 - The height, bulk and design of the hotel or inn shall be in harmony with existing uses and structures on neighboring property.

The surrounding area includes a variety of institutional, diplomatic, hotel, office and high density residential uses. The Tabard Inn, a 40 room hotel and restaurant, is located directly to the east of the subject property at 1739 N Street. The Topaz Hotel, containing 99 rooms and a restaurant, is situated next to the Tabard Inn at 1733 N Street. To the west of the subject property is the United Auto Workers office building. The proposed hotel will be 57.1 feet in height (roughly the same height as the existing buildings on the subject property) which is well below the maximum permitted height of 65 feet.

2. Section 512.4 - To ensure that the height, bulk and design of the hotel or inn is in harmony with existing uses and structures on neighboring property, the Board may require special treatment in the way of design, building setbacks, screening, landscaping, sign controls, and other features as it deems necessary to protect neighboring property.

In an attempt to respond to the suggestions of the Historic Preservation Office in the Office of Planning and the D.C. Historic Preservation Review Board, the Applicant

has further refined its design to preserve the building facades, substantial portions of the interior building fabric and the rear facades (which will be visible from the large central court). By enclosing the gap between 1745 and 1751 N Street, NW with a five-story glass curtainwall, the Applicant eliminated the need for a court variance and at the same time enhanced the traditional orientation of the existing buildings. The addition to the existing buildings will not be visible from N Street, NW. The rear elevation of the addition has been designed with care and sensitivity to the neighborhood context, notwithstanding the fact that it abuts the public alley. The Applicant's landscape plans for N Street, NW will beautify public space and establish an attractive entry to the hotel.

3. Section 512.5 - The approval of the hotel or inn shall result in a balance of residential, office and hotel or inns uses in the SP District in the vicinity of the hotel or inn.

The proposed hotel will continue a balance of uses in the vicinity. The area to the west and south of the subject property is dominated by high density general office buildings with street level retail. N Street, NW contains a wide mix of uses from hotels, nonprofit offices, law firms, restaurants, and general offices, but not single residential use. Massachusetts Avenue, NW complements this diversity of uses in the DC/SP-1 Zone District with embassies, nonprofit offices, institutional uses and high-density residential.

4. Section 512.6 - The gross floor area devoted to function rooms and exhibit space shall not exceed fifteen percent (15%) of the gross floor area of the hotel.

The gross floor area of the hotel to be devoted to function rooms and exhibit space will be less than 5% of the gross floor area of the hotel.

5. Section 512.7 - The hotel or inn shall be located within thirteen hundred feet (1,300 ft.) of the Central Employment Area or a Metrorail station.

The subject property is located within the Central Employment Area.

6. Section 512.8 - The thirteen hundred foot (1,300 ft.) distance required in § 512.7 shall be measured from the entrance of the hotel or inn that is closest to the main lobby and guest registration desk to the edge of the Central Employment Area or the entrance of the Metrorail station, following public rights-of-way.

The subject property is located within the Central Employment Area.

7. Section 512.9 - The Board may require more or less off-street parking spaces and loading berths than required by chapters 21 and 22 of this title to accommodate the activities of the hotel or inn, so as to avoid unduly impacting parking or traffic on the surrounding streets.

As “contributing buildings” within the Dupont Circle Historic District pursuant to § 2100.5, the subject property is not required to provide parking for the hotel use. The Applicant has proposed to install an innovative mechanical parking system that will provide 98 automobile parking spaces, more than enough to afford adequate parking for the hotel use. Similarly, the proposed hotel is excused from the loading facilities requirements pursuant to § 2200.5; however, the Applicant is providing a 30-foot loading berth which will be accessed from the public alley at the rear of the subject property. The Traffic Impact Assessment (Update) commissioned by the Applicant concluded that traffic generated by the proposed use will not affect the efficiency or safety of the critical roadways: N Street, NW, 17th Street, NW and 18th Street, NW.

8. Section 512.10 - The location and design of driveways, access roads, and other circulation elements of the hotel or inn shall be to avoid dangerous or other objectionable traffic conditions.

Parking for the hotel will be located off the public alley at the rear of the subject property. Valet parking services by hotel employees or contractors will be the only means of moving vehicles from the front of the hotel N Street, NW to the mechanical parking system off the public alley. Since only valet parking employees will be utilizing the alley, their familiarity with the traffic flow will contribute to the overall safety of vehicular movement in the public alley. The Applicant anticipates a very limited number of truck deliveries to the subject property by regular vendors at predictable times.

General Special Exception Standard for Relief (§ 3104.1)

1. Section 3104.1 - The Board is authorized to grant special exceptions provided for in the Zoning regulations when the board finds that the special exception is in harmony with the intent and purpose of the zone plan and which does not tend to adversely impact the use of neighboring property.

The retention of the existing “contribution buildings” in an adaptive re-use of the subject property as a boutique hotel is consistent with the SP-1 Zone District and the Dupont Circle Overlay. The subject property, when developed as proposed by the Applicant will not affect the use of neighboring property.

IV. Witnesses and Testimony Outline

Morton A. Bender, N Street Follies LP

Introduction

Description of Proposed Development

Mechanical Parking System Operation

Stan Andrulis, Architect

Introduction - Professional Experience
Site History and Context
Prior Design Elements and Official Reactions
Current Design Considerations
Impact on Adjacent Properties

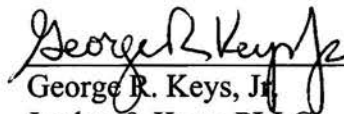
Osborne R. George, Traffic Consultant

Introduction - Professional Experience
Site Location and Roadway Access Situation
Existing Traffic Situation
Existing Usage of Public Alley
Projected Trip Generation and Capacity Analysis
Conclusions

V. Conclusion

For all of the foregoing reasons, the special exception application meets the pertinent standards of the Zoning Regulations and relief can be granted consistent with the general purpose and intent of the Zoning Regulation and without adverse effect on the use of neighboring property. Therefore, the Applicant requests that the Board approve the special exception.

Respectfully submitted,


George R. Keys, Jr.
Jordan & Keys, PLLC
1400 16th Street, NW - Suite 710
Washington, D.C. 20036
(202) 483-8300
gkeys@jordankeys.com

CERTIFICATE OF SERVICE

The undersigned certifies that a copy of the Statement of the Applicant and all attached Exhibits was either hand-delivered, or sent by first class mail, postage-pre-paid, on this 31st day of July, 2009 to:

Advisory Neighborhood Commission 2B
9 Dupont Circle, N.W.
Washington, D.C. 20036

Kinley R. Bray, Esq.
Arent Fox
1050 Connecticut Avenue, N.W.
Washington, D.C. 20036

Science Service, Inc.
1719 N Street, N.W.
Washington, D.C. 20036

Arlova Y. Jackson, AICP
Development Review Specialist
District of Columbia Office of Planning
2000 14th Street, NW, 4th Floor
Washington, DC 20009


George R. Keys, Jr.



ZONING SELF-CERTIFICATION FORM



Project Address(es)	Square	Lot(s)	Zone District(s)	ANC(s)/Single Member
1743-1755 N Street NW	158	69, 835, 836	DC/SP-1	2B05

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	☐ §3103.2 - Use Variance	☐ §3103.2 - Area Variance	☒ §3104.1-Special Exception
Pursuant to Subsections			512.1

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22-2405)

 Owner's Signature		Owner's Name (Please Print) N Street Follies LP (Morton A. Bender, GP)	
 Agent's Signature		Agent's Name (Please Print) Anton Janezich	
Date	7/30/09	D.C. Bar No.	or Architect Registration No. ARC 6261

OFFICE OF ZONING DETERMINATION

(11 DCMR §3113.2)

Based upon review of the application and self-certification, this application is

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ 11 DCMR §3113.2; or ☐ 11 DCMR - Zoning Regulations. Explanation _____

Signature		Date	
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INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	20,648	N/A	N/A	20,648	
Lot Width (ft. to the tenth)	150.5	N/A	N/A	150.5	
Lot Occupancy (building area/lot area)	49%	N/A	100%	87.35%	
Floor Area Ratio (FAR) (floor area/lot area)	2.02	N/A	4.0	3.99	
Parking Spaces (number)	None	None	None	98	
Loading Berths (number and size in ft.)	None	None	None	1-30 foot	
Front Yard (ft. to the tenth)	None	None	N/A	None	
Rear Yard (ft. to the tenth)	31.0	12	N/A	13.15	
Side Yard (ft. to the tenth)	None	N/A	N/A	None	
Court, Open (width by depth in ft.)	None	N/A	N/A	None	
Court, Closed (width by depth in ft.)	None	18.5 x 36.4	N/A	30 x 80	
Height (ft. to the tenth)	58.0	N/A	65.0	57.1	

Narrative Statement, Project Drawings, Traffic Analysis
BZA Case No. 17337

N Street Follies

1743-55 N Street NW
Square 158 Lots 69, 835 and 836
July 31, 2009

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17337

EXHIBIT NO. 83

Andrulis Janezich Architects pllc
AJArchitects.com

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Narrative Statement, Project Drawings, Traffic Analysis
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1743-55 N Street NW
Square 158 Lots 69, 835 and 836
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Drawing Index

N Street Follies

July 31, 2009

- 1) Narrative (8 pages)
- 2) Context Photos (1-6)
- 3) Existing Conditions (1-8)
- 4) Plat of Improvement (1)
- 5) Plans (1-9)
- 6) Facades (1-4)
- 7) Sections (1-5)
- 8) Landscape (1)
- 9) FAR (1)
- 10) Sun Studies (1-16)
- 11) Traffic (52 pages)

NARRATIVE

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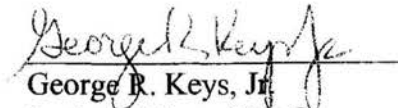
Osborne R. George, Traffic Consultant

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Existing Traffic Situation
Existing Usage of Public Alley
Projected Trip Generation and Capacity Analysis
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V. Conclusion

For all of the foregoing reasons, the special exception application meets the pertinent standards of the Zoning Regulations and relief can be granted consistent with the general purpose and intent of the Zoning Regulation and without adverse effect on the use of neighboring property. Therefore, the Applicant requests that the Board approve the special exception.

Respectfully submitted,



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Jordan & Keys, PLLC
1400 16th Street, NW - Suite 710
Washington, D.C. 20036
(202) 483-8300
gkeys@jordankeys.com

CERTIFICATE OF SERVICE

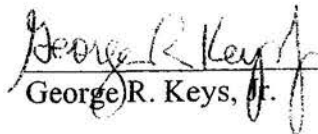
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Advisory Neighborhood Commission 2B
9 Dupont Circle, N.W.
Washington, D.C. 20036

Kinley R. Bray, Esq.
Arent Fox
1050 Connecticut Avenue, N.W.
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Arlova Y. Jackson, AICP
Development Review Specialist
District of Columbia Office of Planning
2000 14th Street, NW, 4th Floor
Washington, DC 20009


George R. Keys, Jr.

ZONING SELF-CERTIFICATION FORM

Project Address(es)	Square	Lot(s)	Zone District(s)	ANC(s)/Single Member
1743-1755 N Street NW	158	69, 835, 836	DC/SP-1	2B05

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	☐ §3103.1 - Use Variance	☐ §3103.2 - Area Variance	☒ §3104.1 - Special Exception
Pursuant to Subsection:			512.1

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain for the proposed project, and building permit, completion of construction, or other administrative determination issued under the Zoning Regulations or Code. Any approval of the application by the Board of Zoning Adjustment or the Board of Commissioners shall not constitute a determination that the agent and owner have assumed the risk that the project, as proposed, is lawful.

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The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain for the proposed project, and building permit, completion of construction, or other administrative determination issued under the Zoning Regulations or Code. Any approval of the application by the Board of Zoning Adjustment or the Board of Commissioners shall not constitute a determination that the agent and owner have assumed the risk that the project, as proposed, is lawful.

I/We hereby declare that the information is true and correct to the best of my/our knowledge, information and belief, and that same is being furnished to the Board of Zoning Adjustment for its consideration in the application for the proposed project, and building permit, completion of construction, or other administrative determination issued under the Zoning Regulations or Code. (D.C. Official Code § 22-4005)

Owner's Signature 	Owner's Name (Please Print) N Street Follies LP (Morton A. Bender, GP)
Agent's Signature 	Agent's Name (Please Print) Anton Janezich
Date 7/30/09	Architect Registration No. ARC 6261

OFFICE OF ZONING DETERMINATION

Based upon review of the application and self-certification, this application is

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ 11 DCMR §3113.2; or ☐ 11 DCMR - Zoning Regulations Explanation: _____

Signature	Date
-----------	------



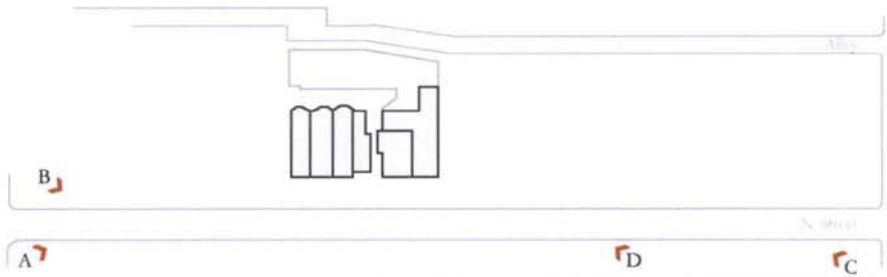
INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	20,648	N/A	N/A	20,648	
Lot Width (ft. to the tenth)	150.5	N/A	N/A	150.5	
Lot Occupancy (building area/lot area)	49%	N/A	100%	87.35%	
Floor Area Ratio (FAR) (floor area/lot area)	2.02	N/A	4.0	3.99	
Parking Spaces (number)	None	None	None	98	
Loading Berths (number and size in ft.)	None	None	None	1-30 foot	
Front Yard (ft. to the tenth)	None	None	N/A	None	
Rear Yard (ft. to the tenth)	31.0	12	N/A	13.15	
Side Yard (ft. to the tenth)	None	N/A	N/A	None	
Court, Open (width by depth in ft.)	None	N/A	N/A	None	
Court, Closed (width by depth in ft.)	None	18.5 x 36.4	N/A	30 x 80	
Height (ft. to the tenth)	58.0	N/A	65.0	57.1	

CONTEXT PHOTOS



Photograph: A



Photograph: B



Photograph: C

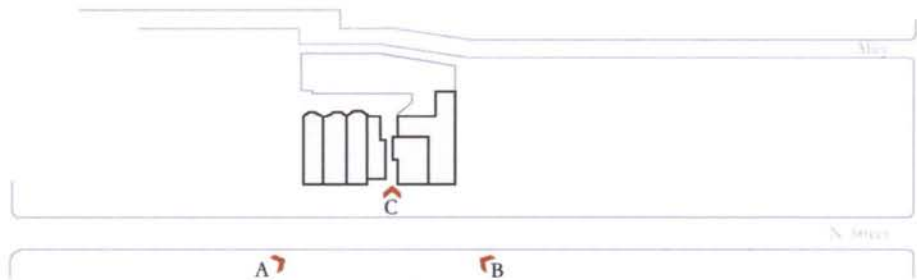


Photograph: D

Street Views of N Street

N Street Follies Hotel 1743-55 N Street NW
July 31, 2009

Context 1



Photograph: A



Photograph: B



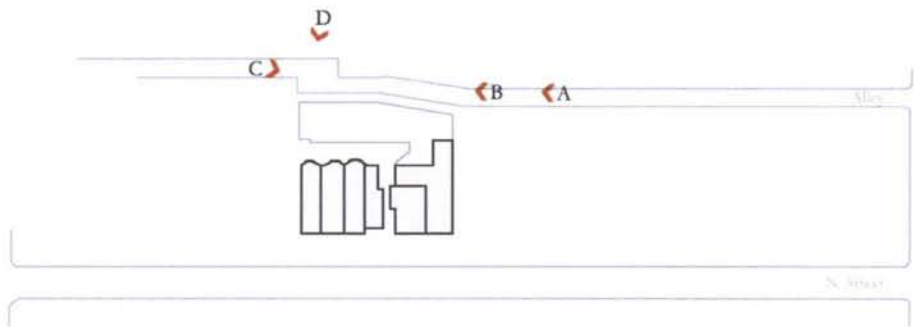
Photograph: C

Street Views of 1751-55

N Street Folliess Hotel 1743-55 N Street NW

July 31, 2009

Context 2



Photograph: A



Photograph: B



Photograph: C



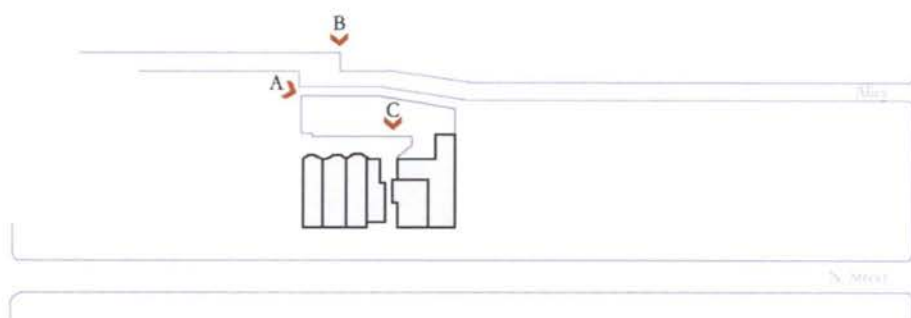
Photograph: D

Views of Alley

N Street Fullies Hotel 1743-55 N Street NW

July 31, 2009

Context 3



Photograph: A



Photograph: B

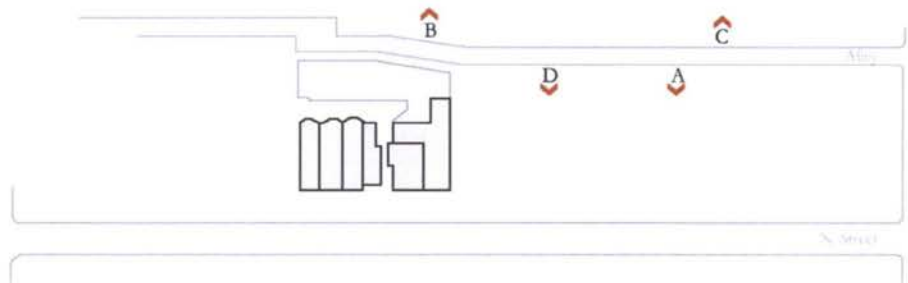


Photograph: C

Views from Alley

N Street Follies Hotel 1743-55 N Street NW
July 31, 2009

Context 4



Photograph: A



Photograph: B



Photograph: C

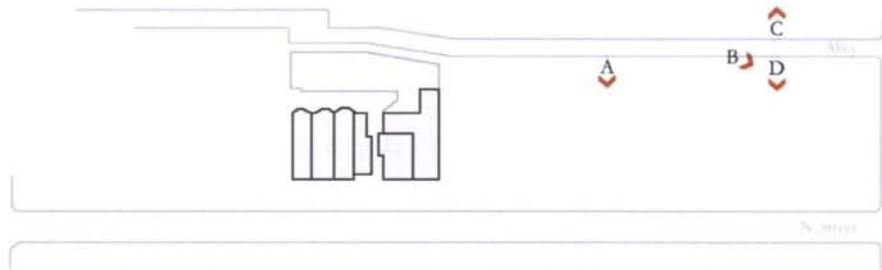


Photograph: D

Alley Details

N Street Follies Hotel 1743-55 N Street NW
July 31, 2009

Context 5



Photograph: A



Photograph: B



Photograph: C



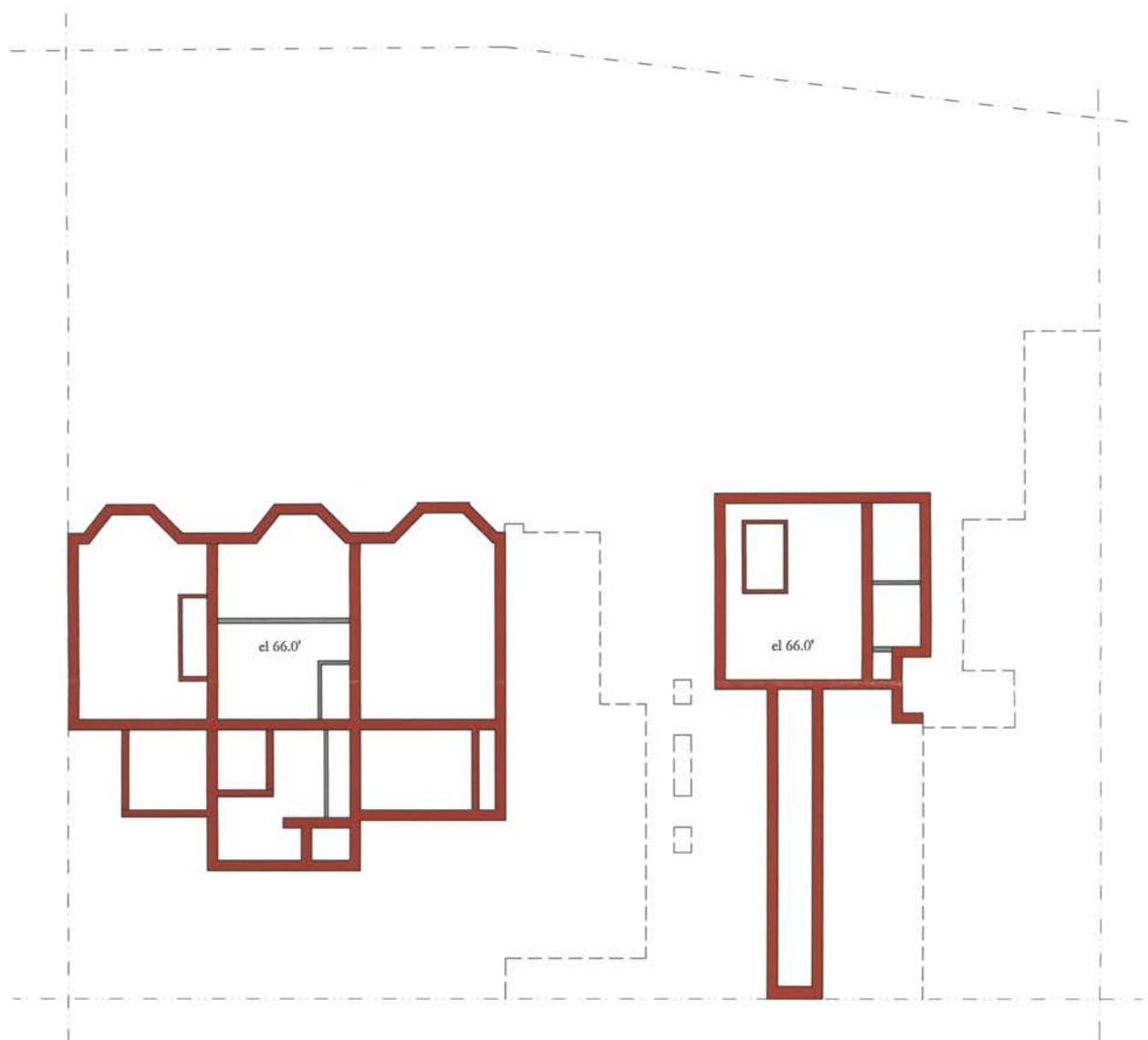
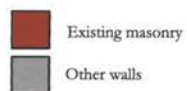
Photograph: D

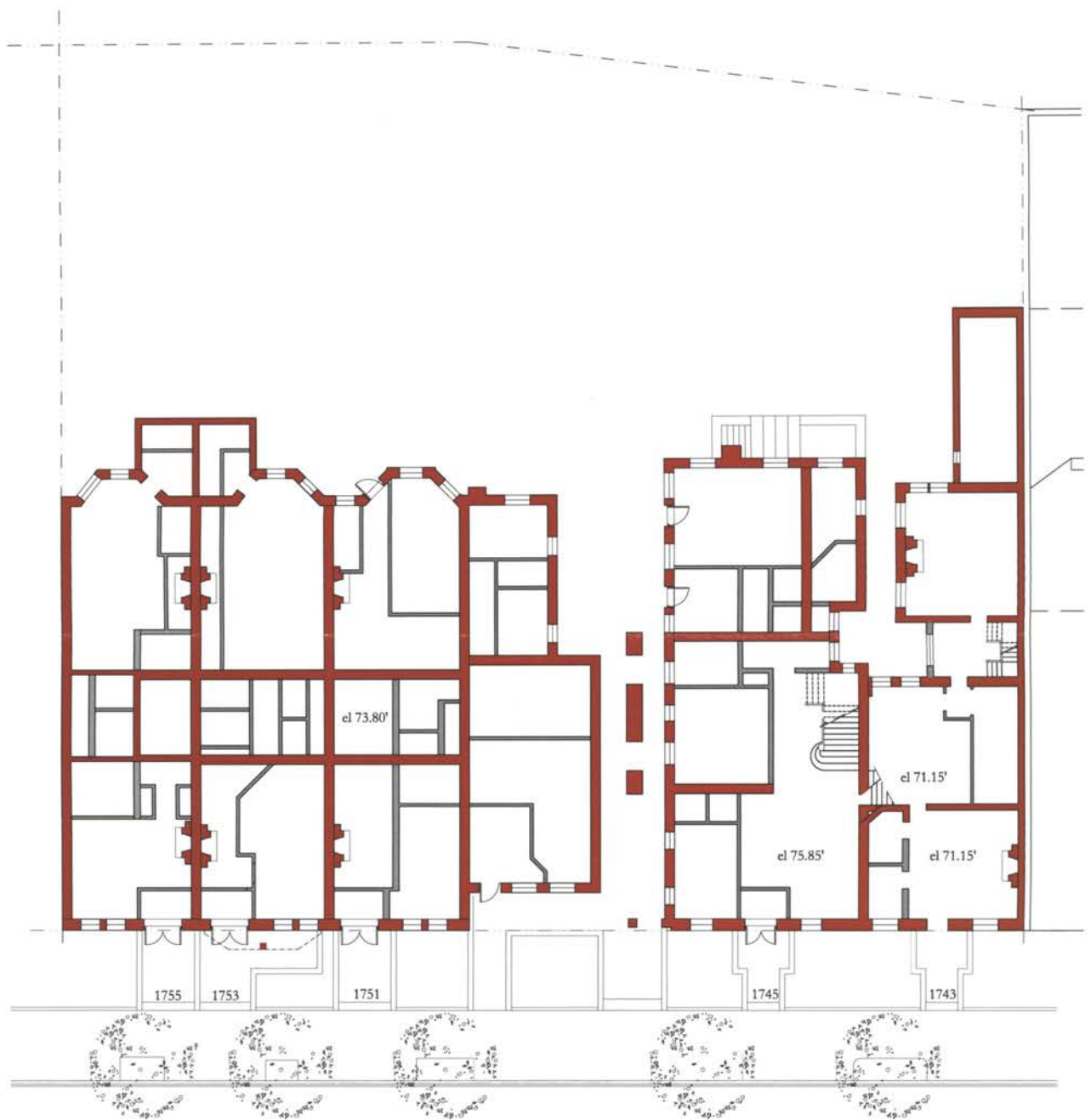
Alley Details

N Steet Follies Hotel 1743-55 N Street NW
July 31, 2009

Context 6

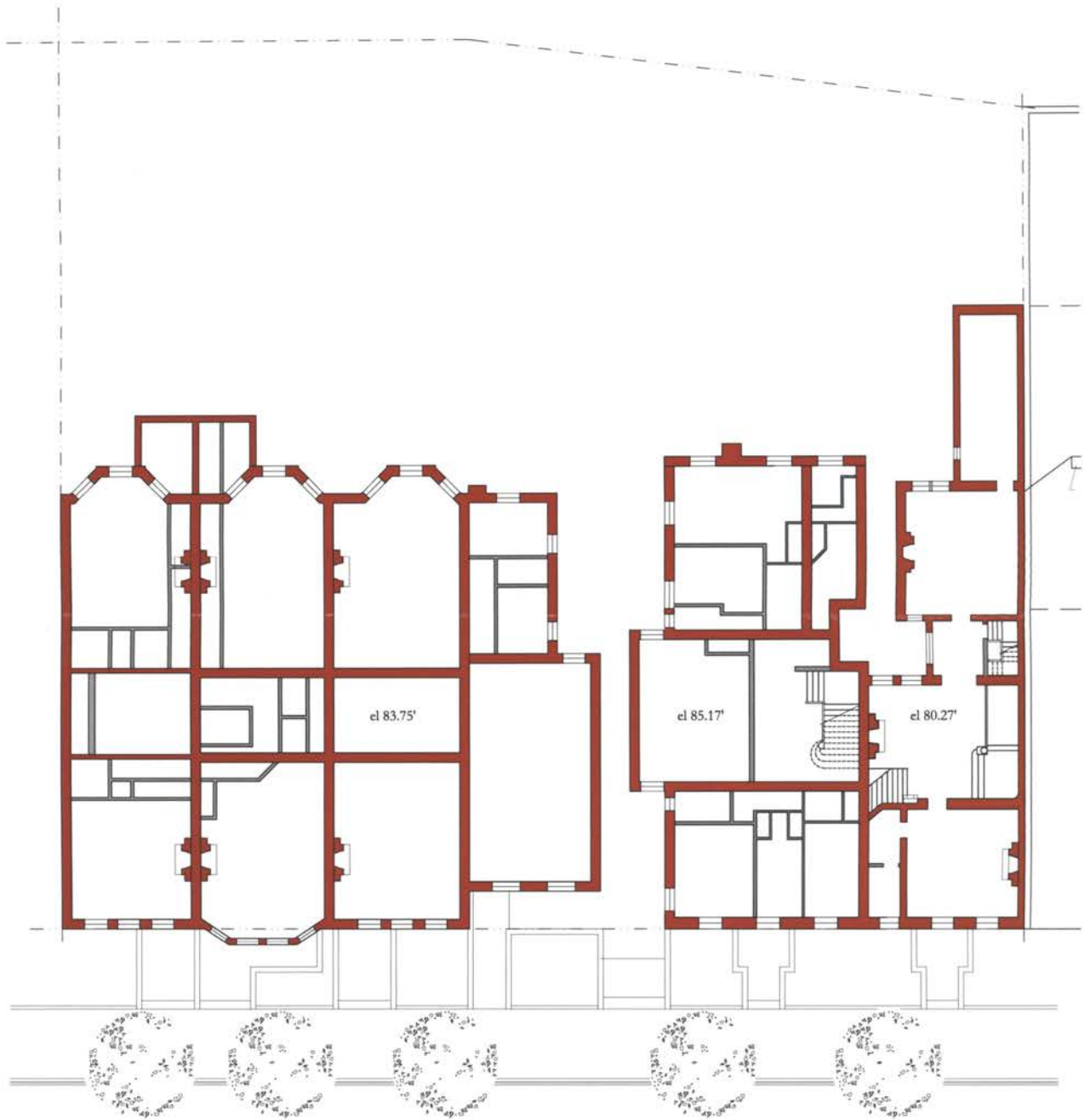
EXISTING CONDITIONS





Existing masonry
Other walls

Existing First Floor
N Street Follies Hotel 1743-55 N Street NW
July 31, 2009
Existing Conditions 2



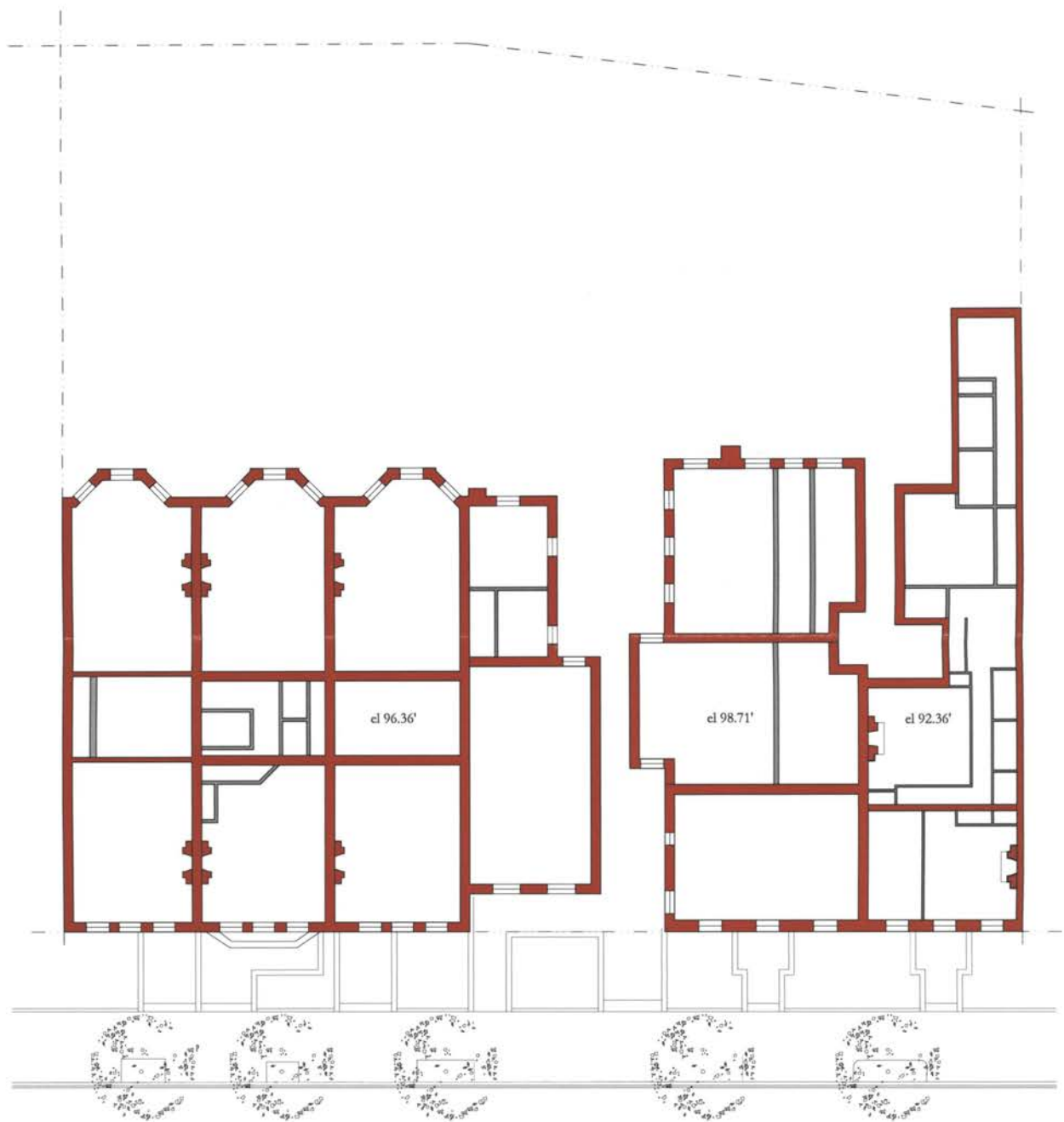
- Existing masonry
- Other walls

Existing Second Floor

N Street Folliott Hotel 1743-55 N Street NW
July 31, 2009



Existing Conditions **3**



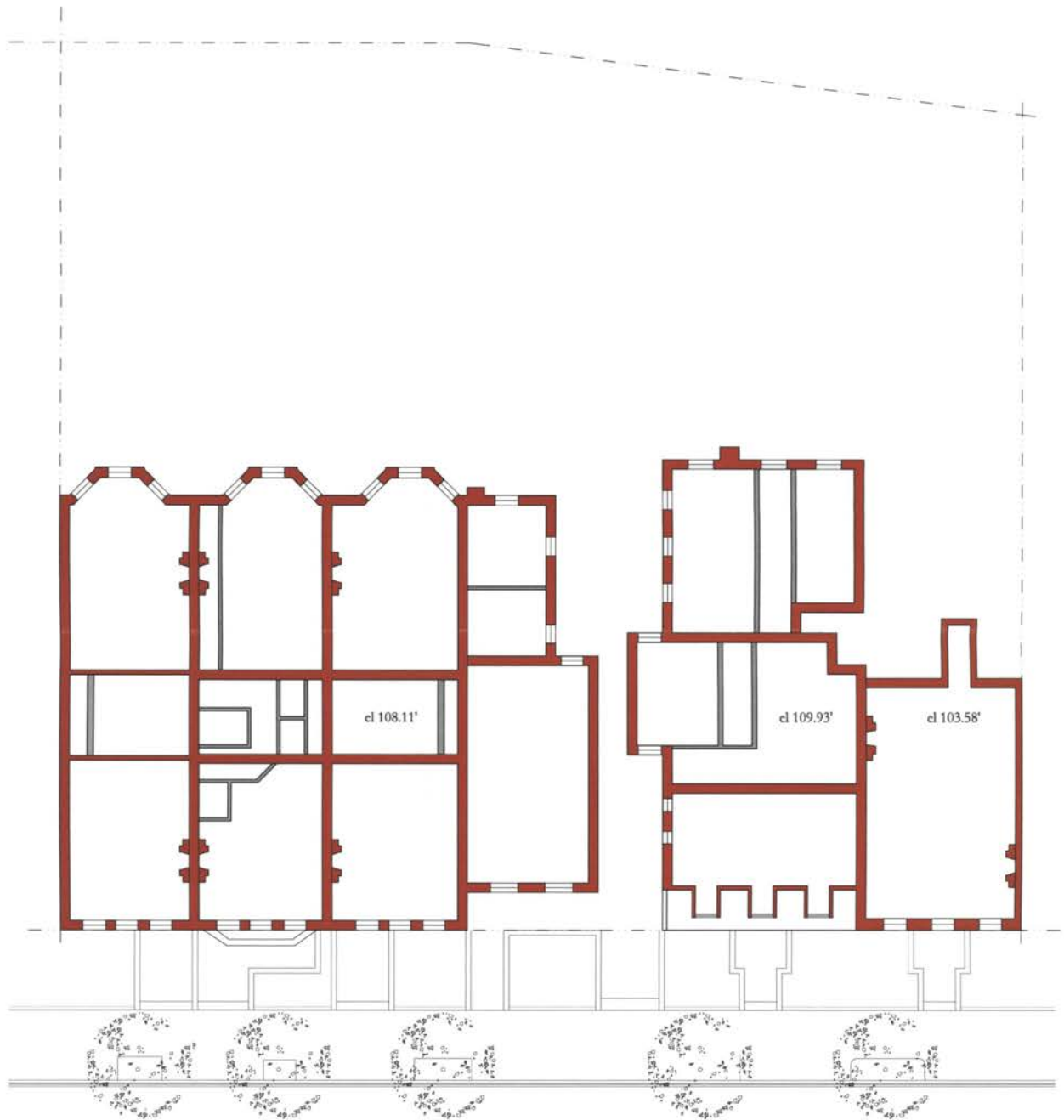
- Existing masonry
- Other walls

Existing Third Floor

N Street Follies Hotel 1743-55 N Street NW
July 31, 2009



Existing Conditions 4



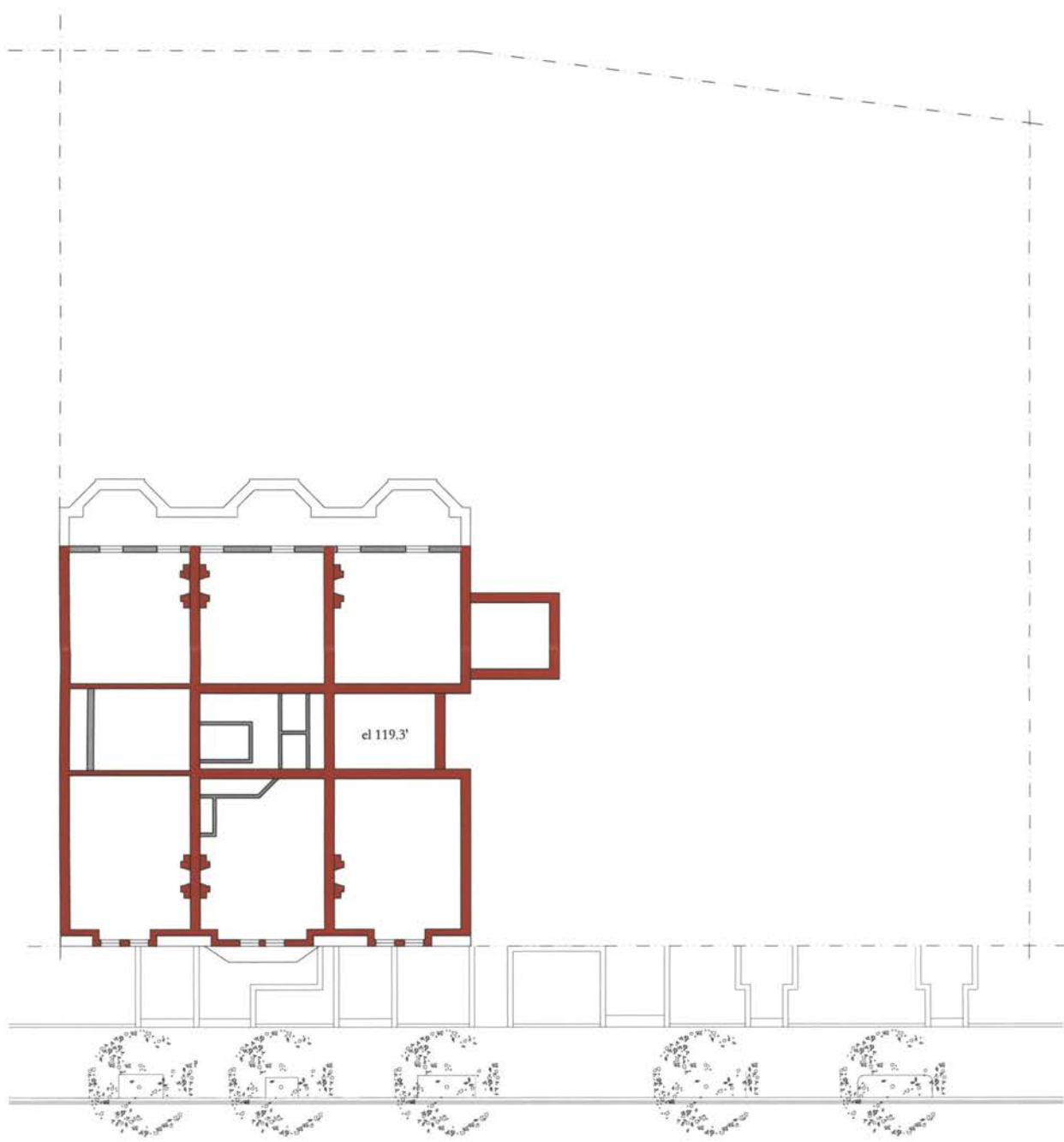
- Existing masonry
- Other walls

Existing Fourth Floor

N Street Folioes Hotel 1743-55 N Street NW
July 31, 2009



Existing Conditions 5



- Existing masonry
- Other walls

Existing Fifth Floor
N Street Folliex Hotel 1743-55 N Street NW
July 31, 2009
Existing Conditions 6



Existing N Street Elevation

N Street Folliex Hotel 1743-55 N Street NW
July 31, 2009

0 4 8 16'
Existing Conditions 7



Existing Alley Elevation

N Street Folliet Hotel 1743-55 N Street NW
July 31, 2009



Existing Conditions 8

**PLAT OF
IMPROVEMENT**

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

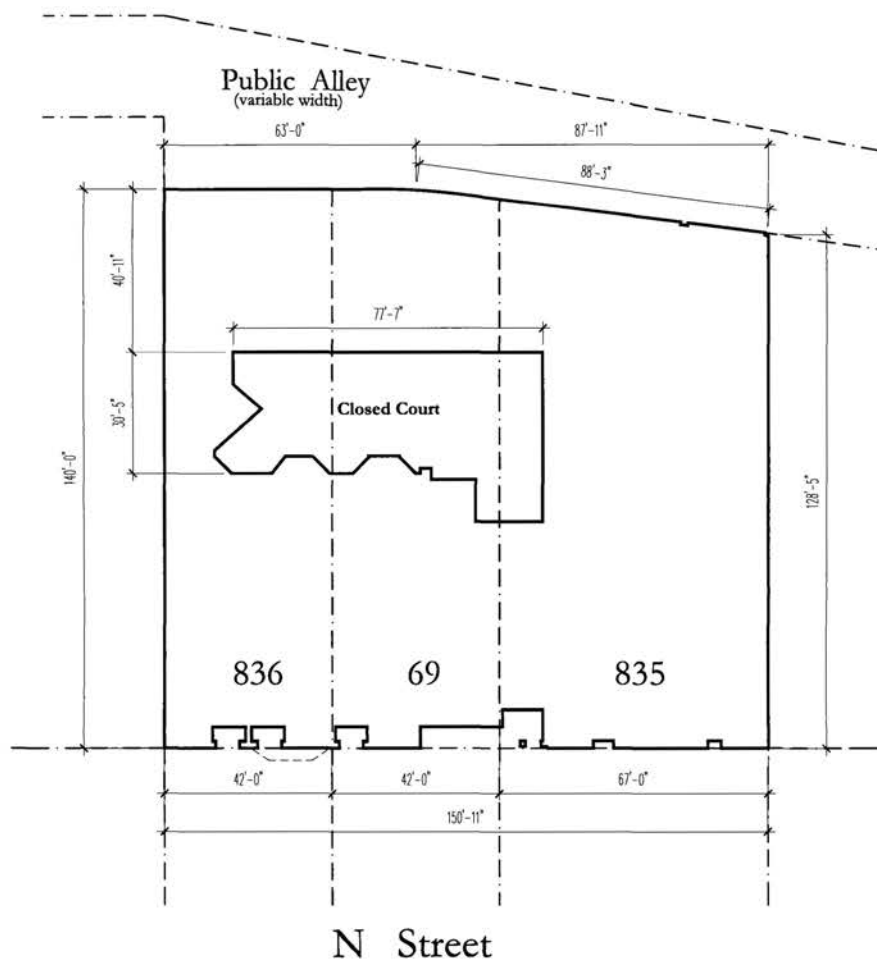
Furnished to: HOLLAND & KNIGHT

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: _____

(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.



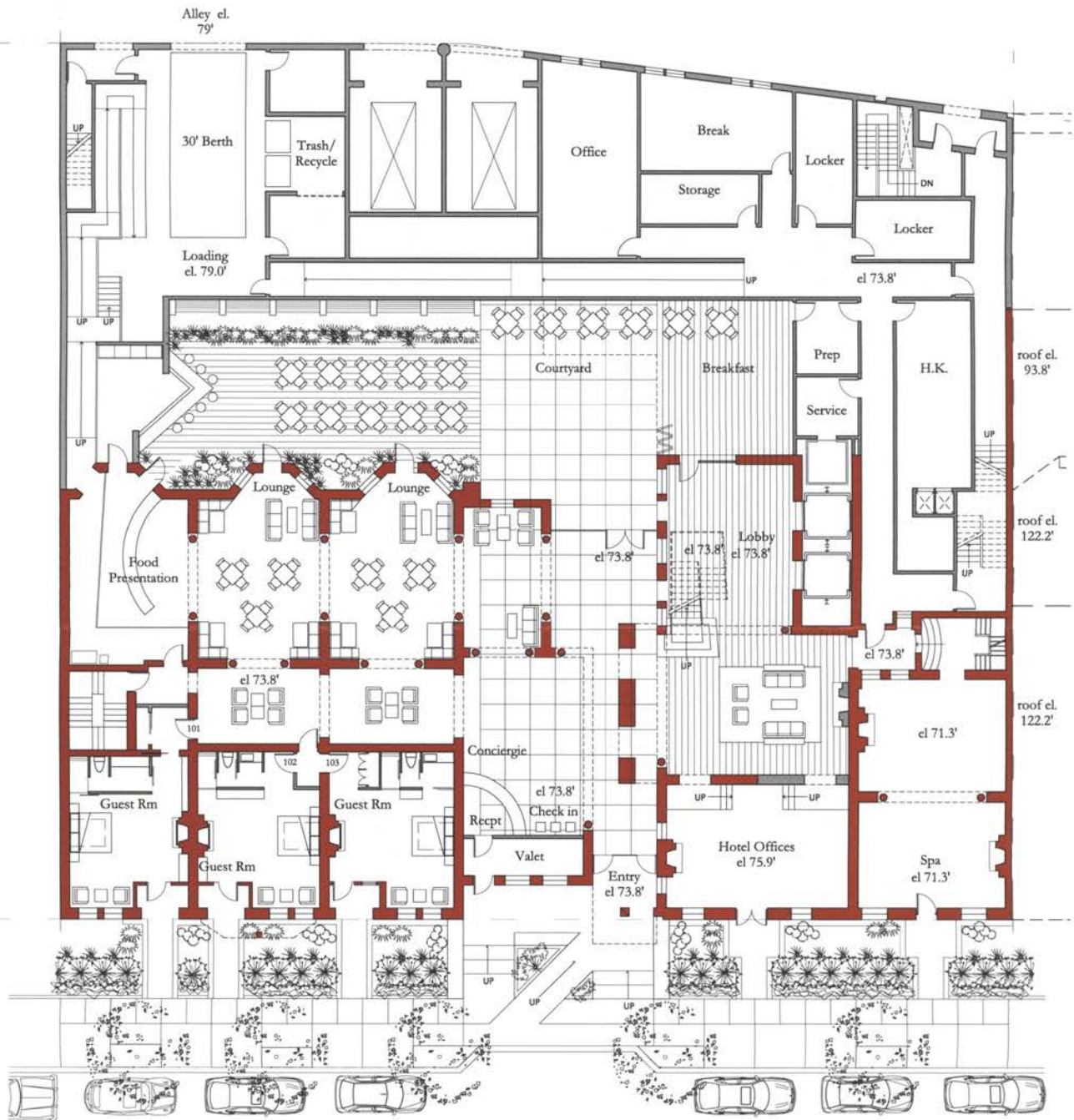
Plat of Improvements

N Street Follies Hotel 1743-55 N Street NW
July 31, 2009

scale 1"=30'

SO-15925(2004)

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
July 31, 2009

0 4 8 16'

Plans **1**



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 Folliet Hotel 1743-55 N Street NW
July 31, 2009



Plans 2

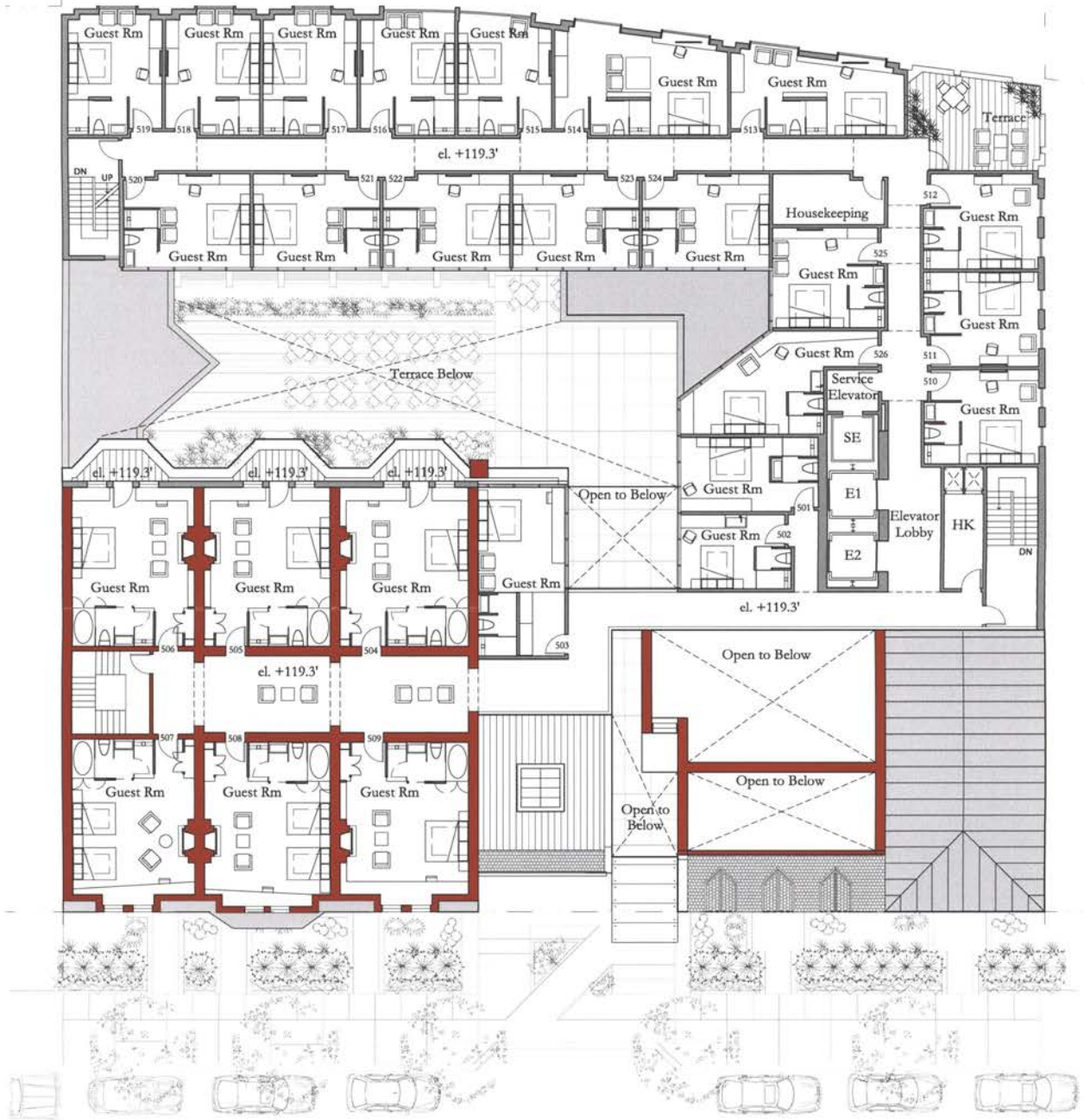


N Street, NW

- Existing walls to remain
- New walls

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

Third Floor
 N Street Follies Hotel 1743-55 N Street NW
 July 31, 2009
 0 4 8 16'
 Plans **3**



N Street, NW

- Existing walls to remain
- New walls

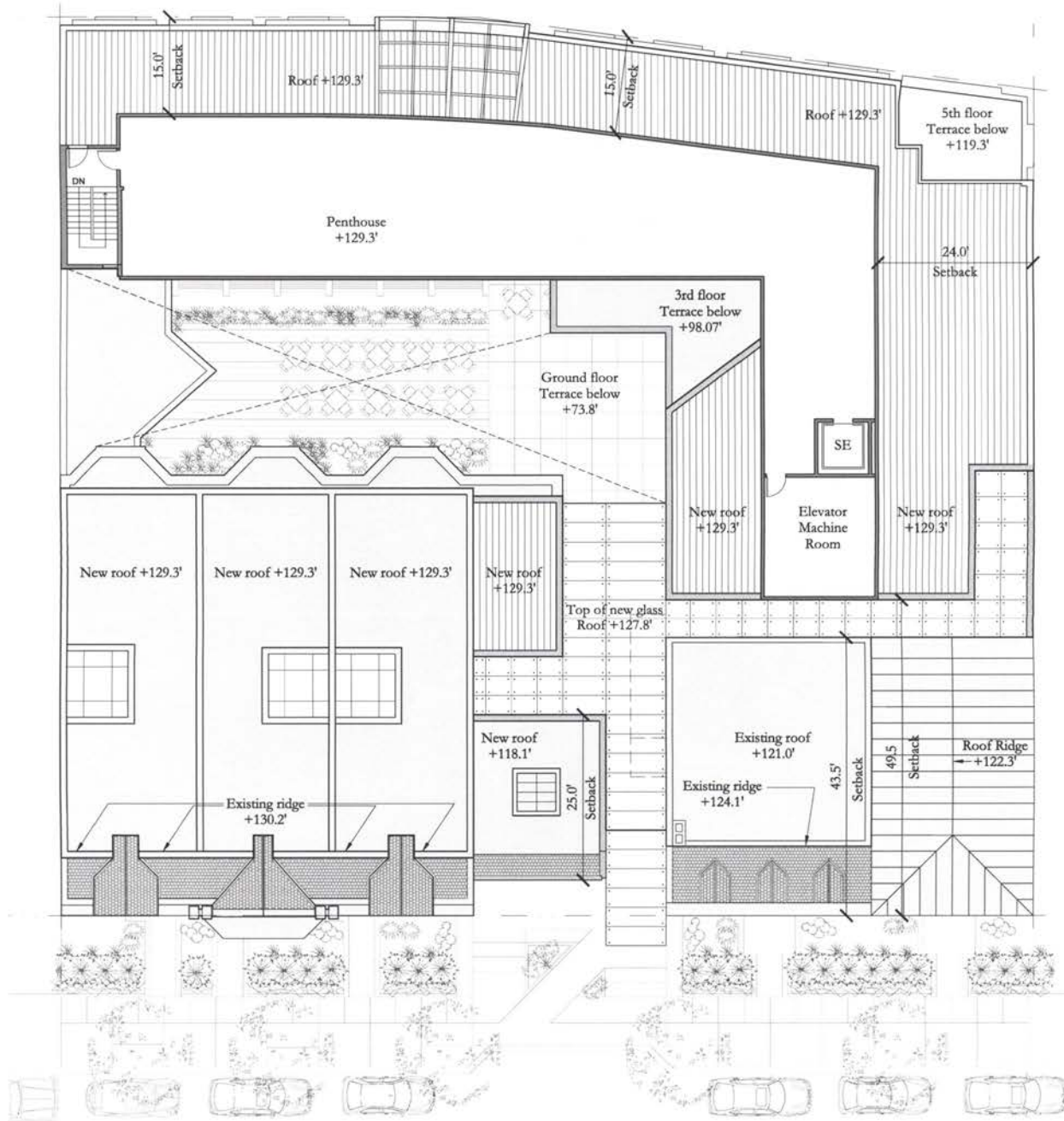
The interior layouts shown on the floor plans are schematic.
Changes not affecting the exterior envelope may occur.

Fifth Floor

N Street Folliess Hotel 1743-55 N Street NW
July 31, 2009



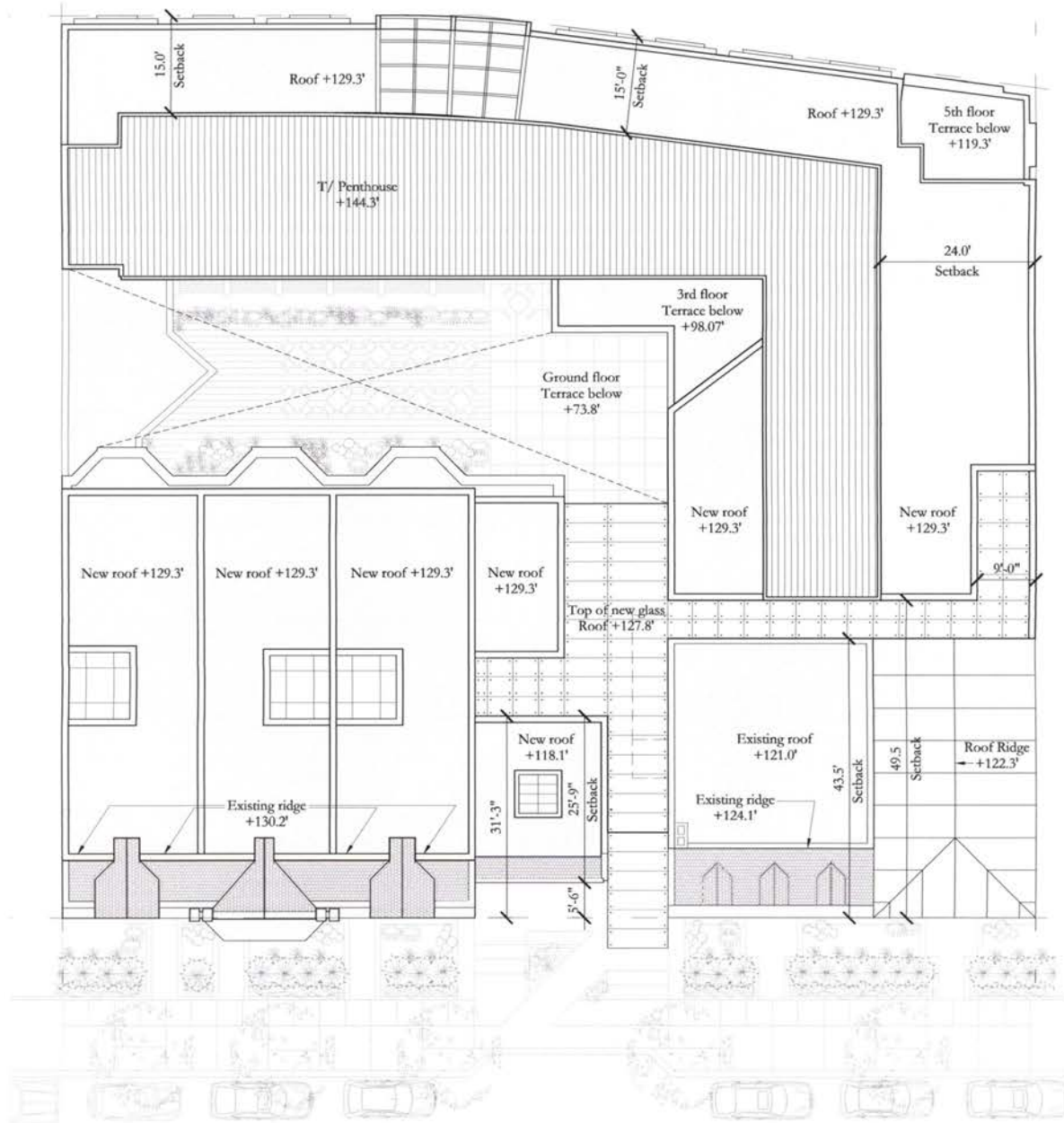
Plans 5



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.



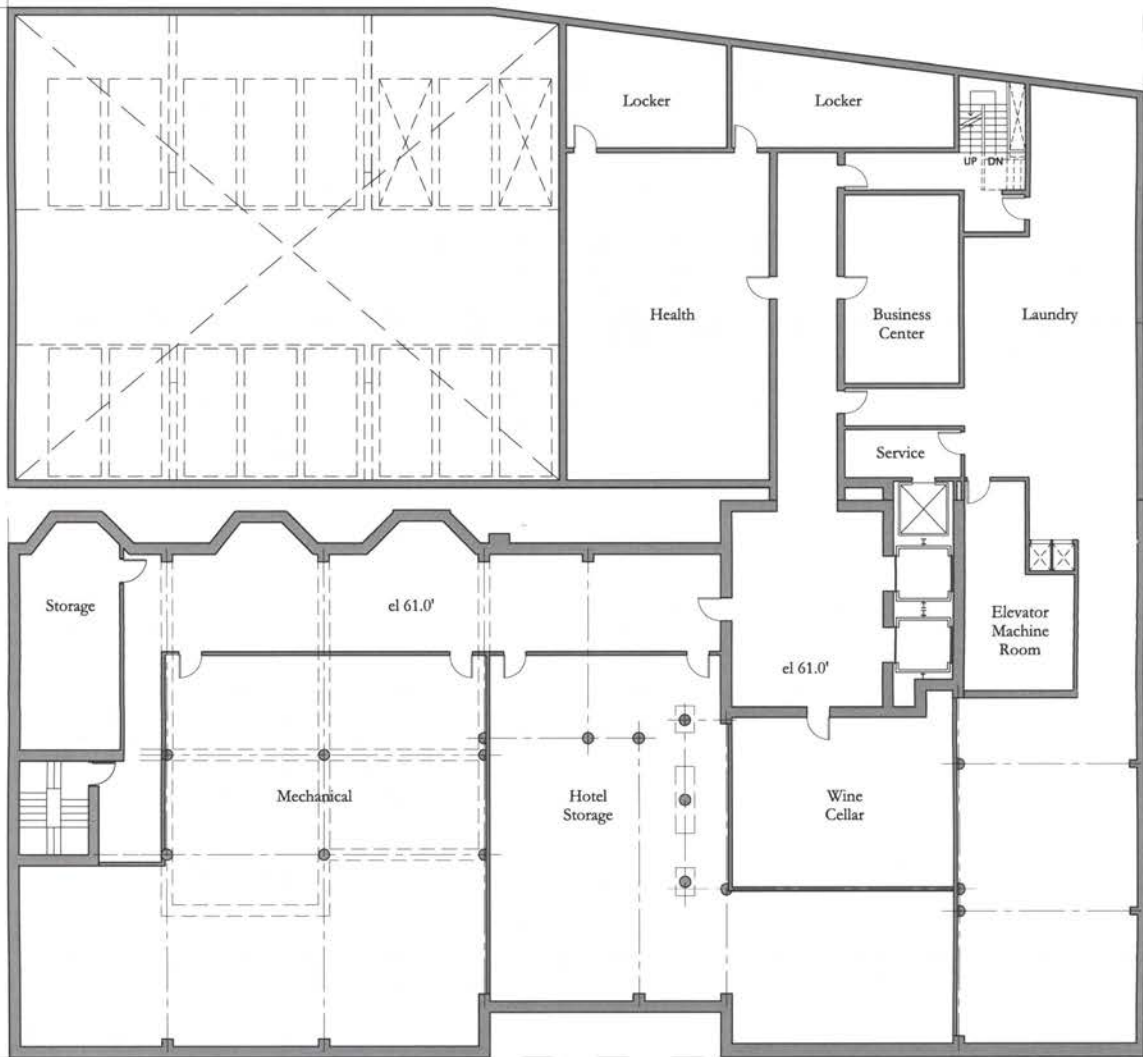
N Street, NW

Penthouse Roof

N Street Folio Hotel 1743-55 N Street NW
July 31, 2009



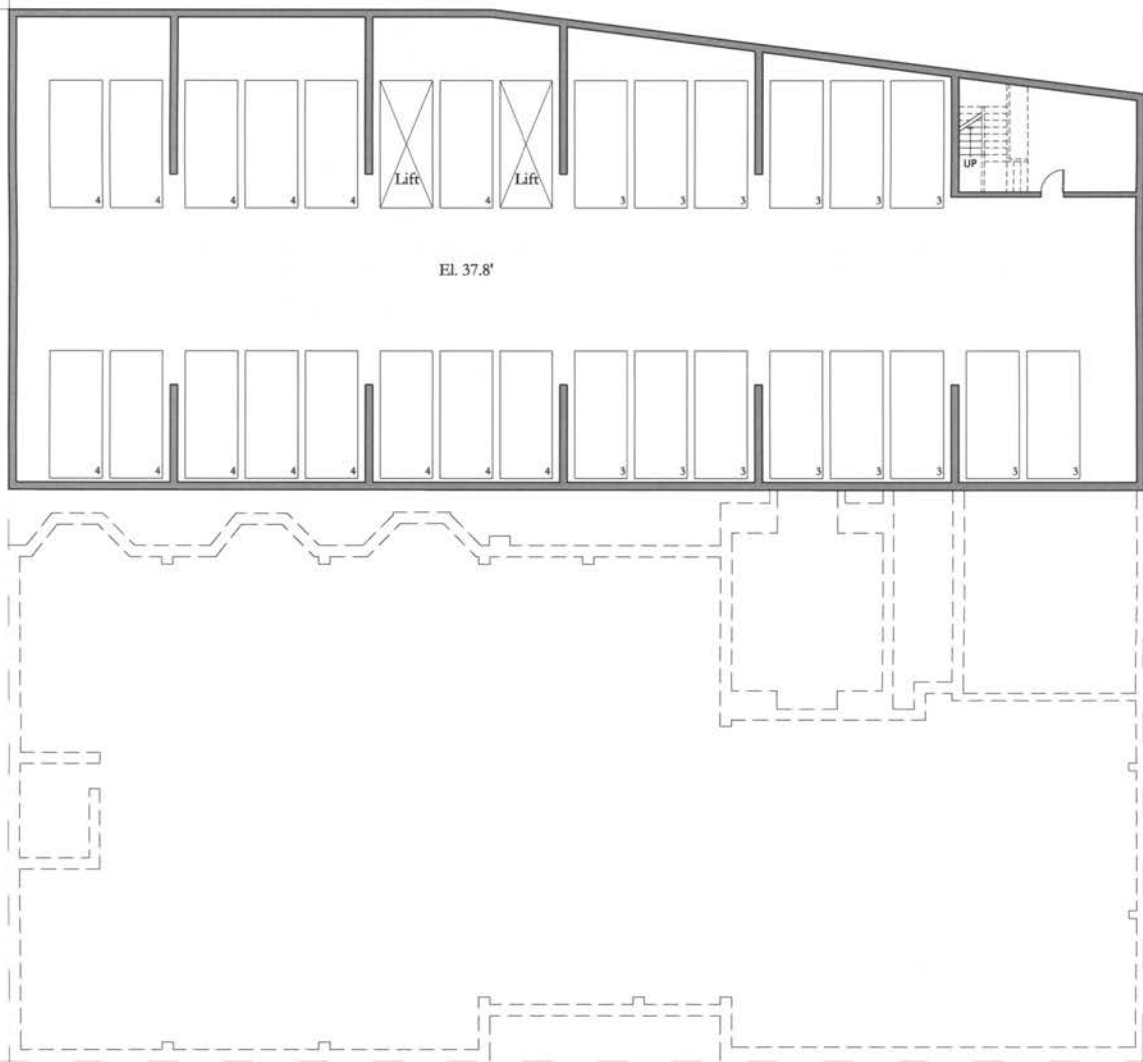
The interior layouts shown on the floor plans are schematic.
Changes not affecting the exterior envelope may occur.



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.



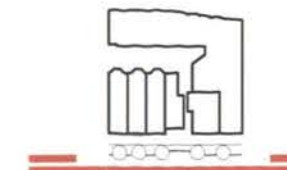
Number located in bottom right corner of parking space is the number of vehicles per stack (98 cars total).

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.

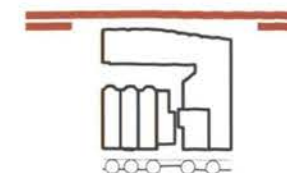
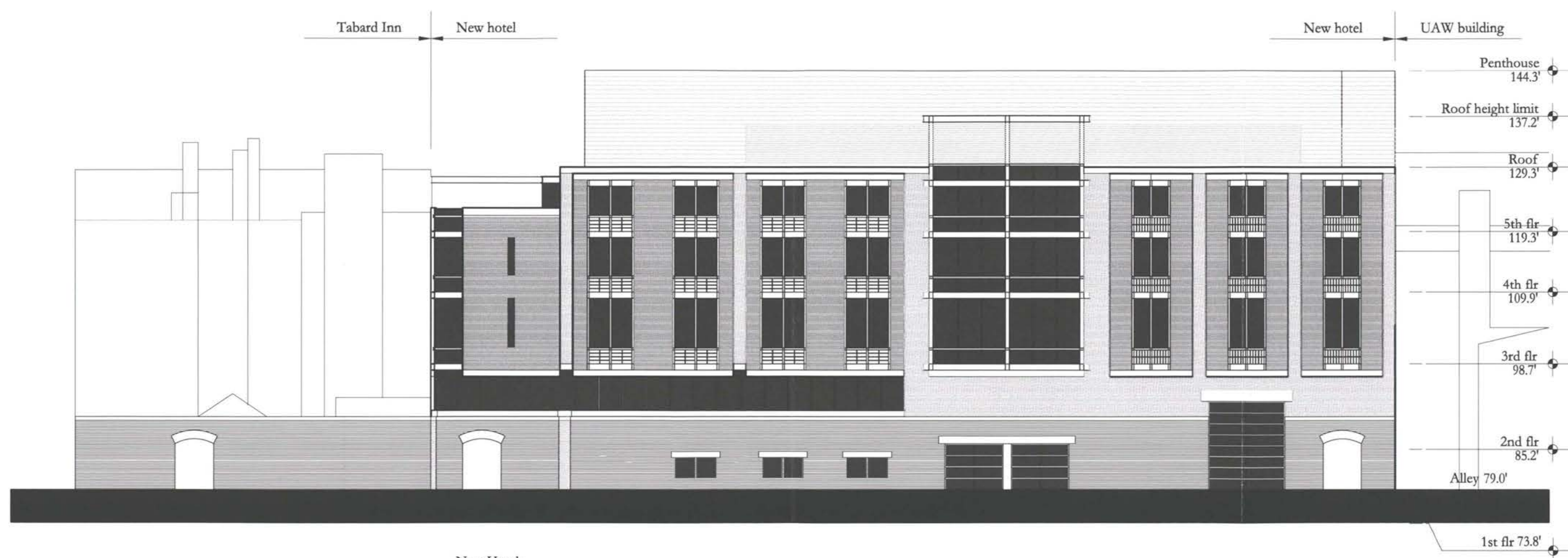
FACADES



N Street Facade (South)

N Street Follies Hotel 1743-55 N Street NW
July 31, 2009





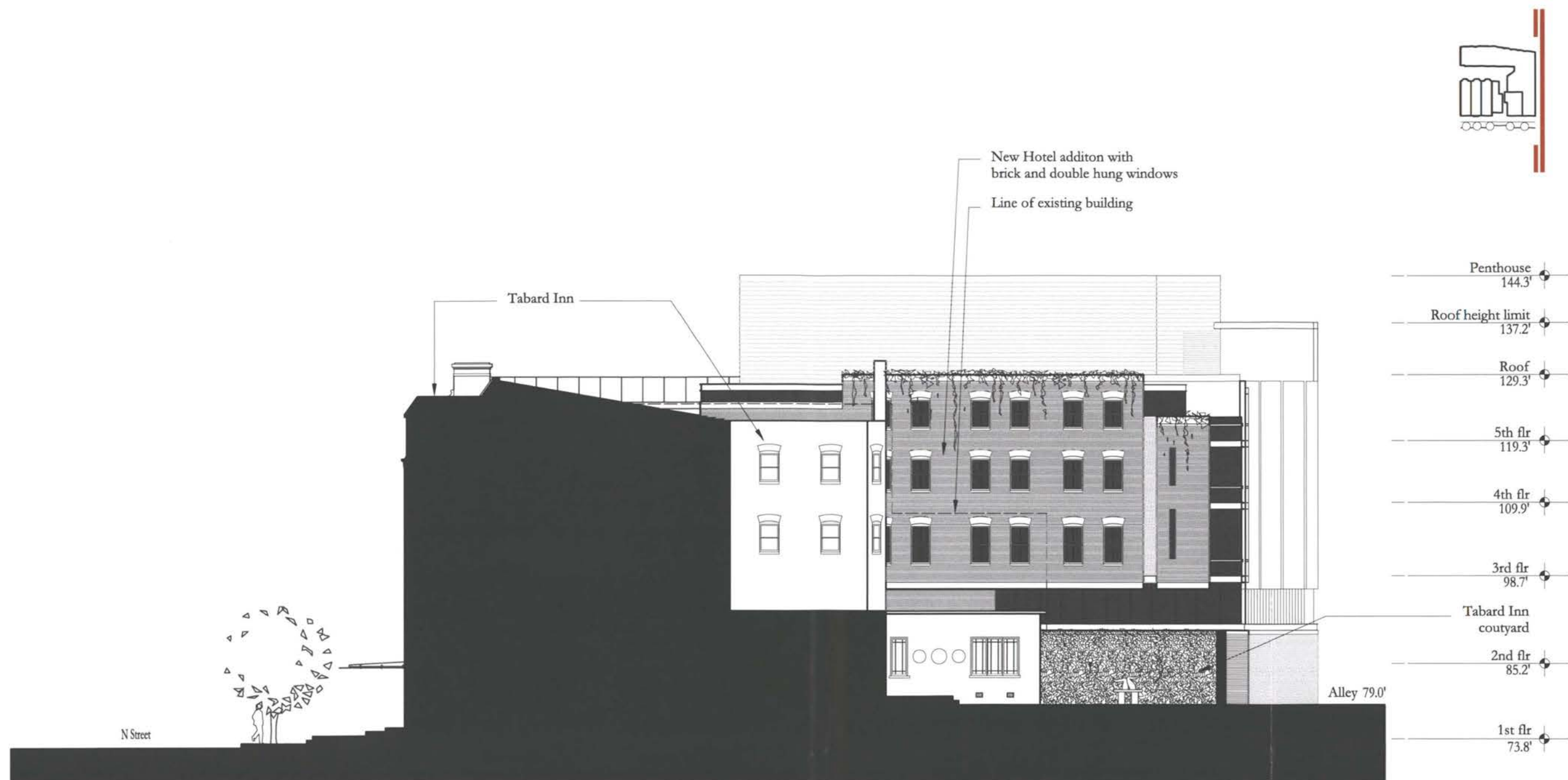
New Hotel:
Constructed with masonry base and a combination
of masonry and glass curtainwall above.

Alley Facade (North)

N Street Follies Hotel 1743-55 N Street NW
July 31, 2009



Facades 2

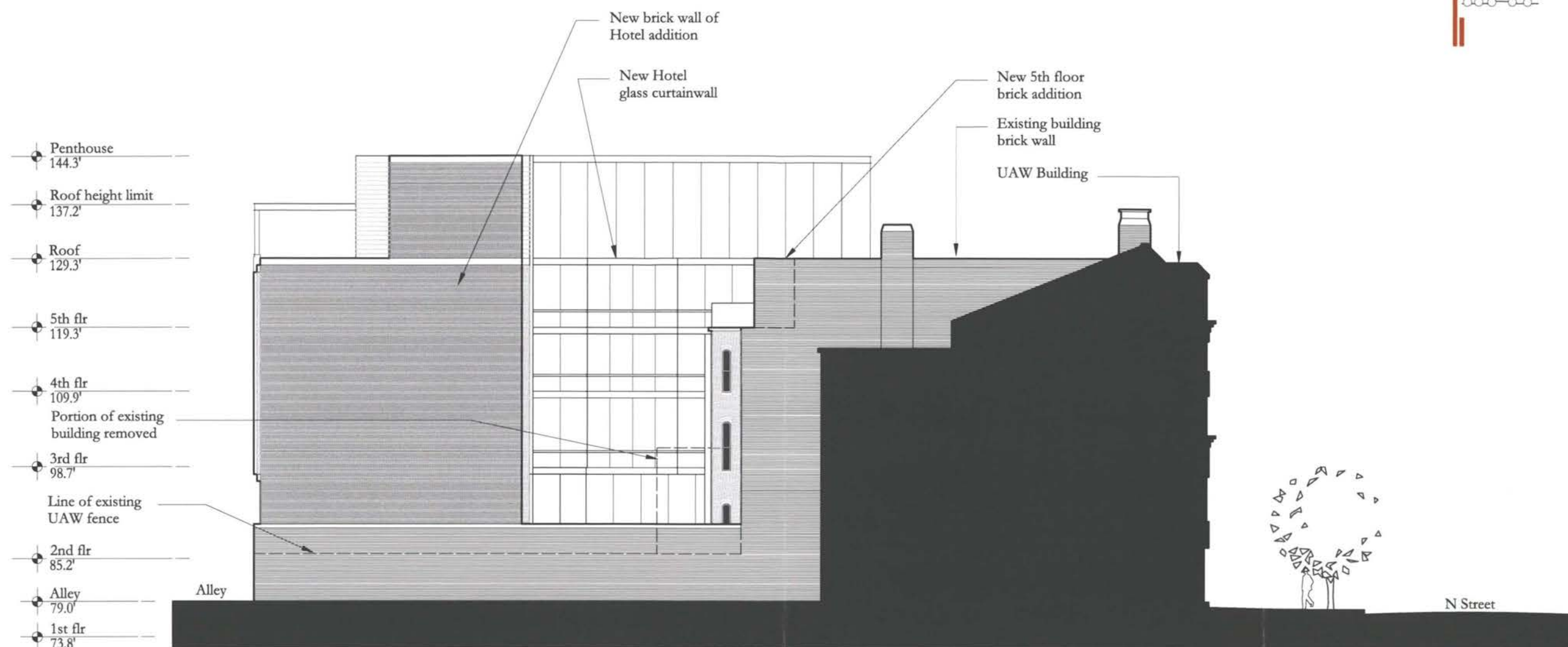


Tabard Facade (East)

N Street Follies Hotel 1743-55 N Street NW
July 31, 2009



Facades 3



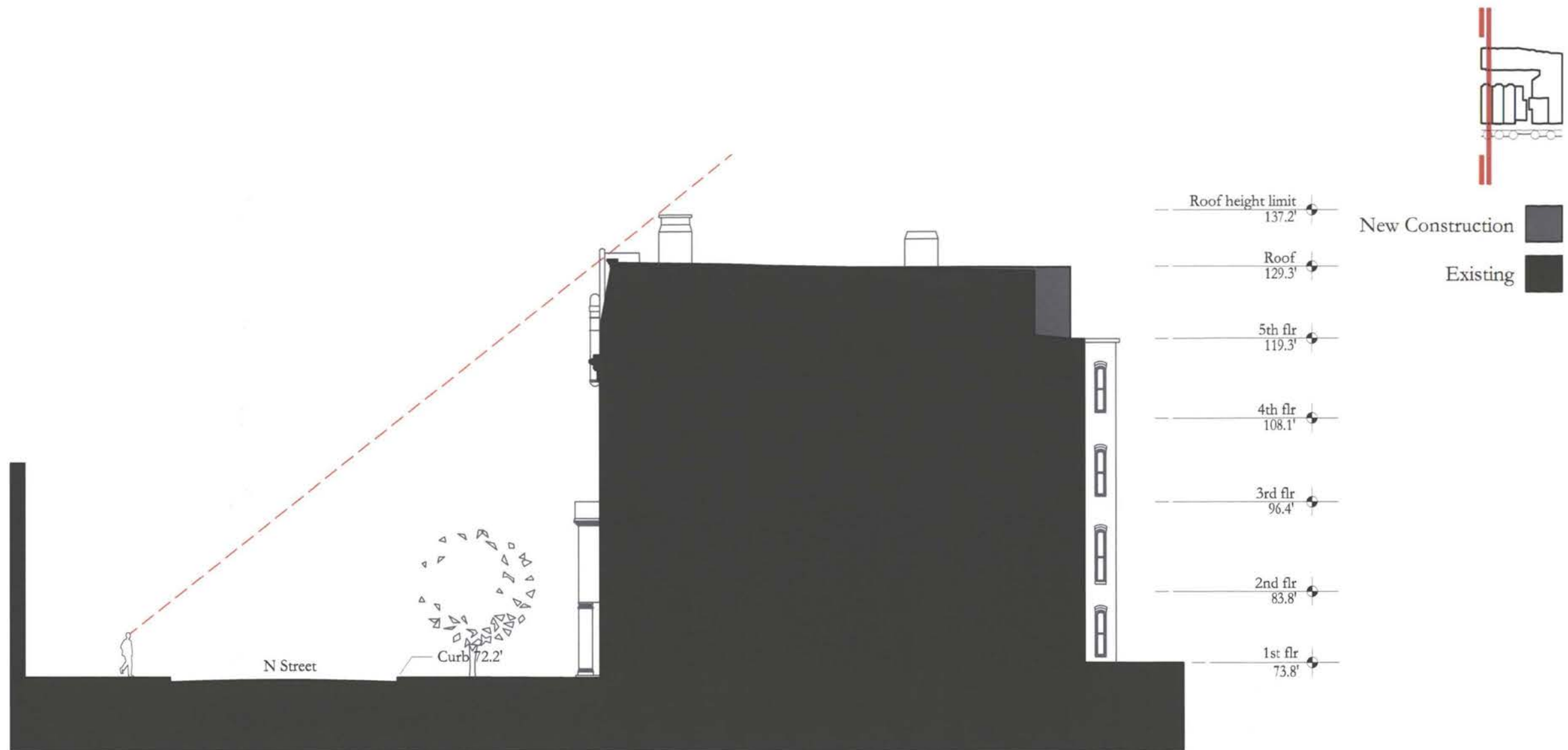
UAW Facade (West)

N Street Follies Hotel 1743-55 N Street NW
July 31, 2009



Facades 4

SECTIONS

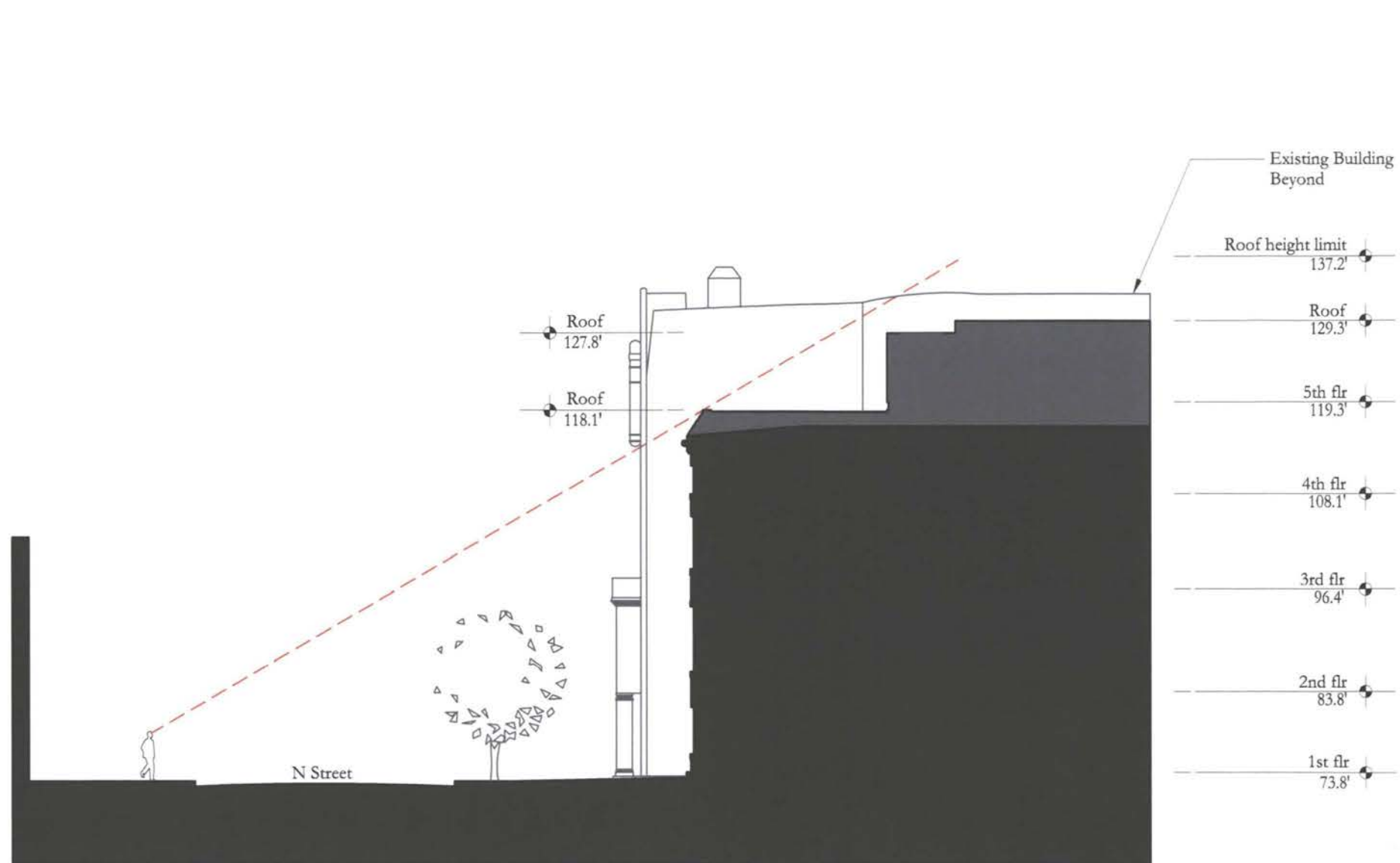


N Street Sightline at 1755

N Street Follies Hotel 1743-55 N Street NW
July 31, 2009



Sections 1

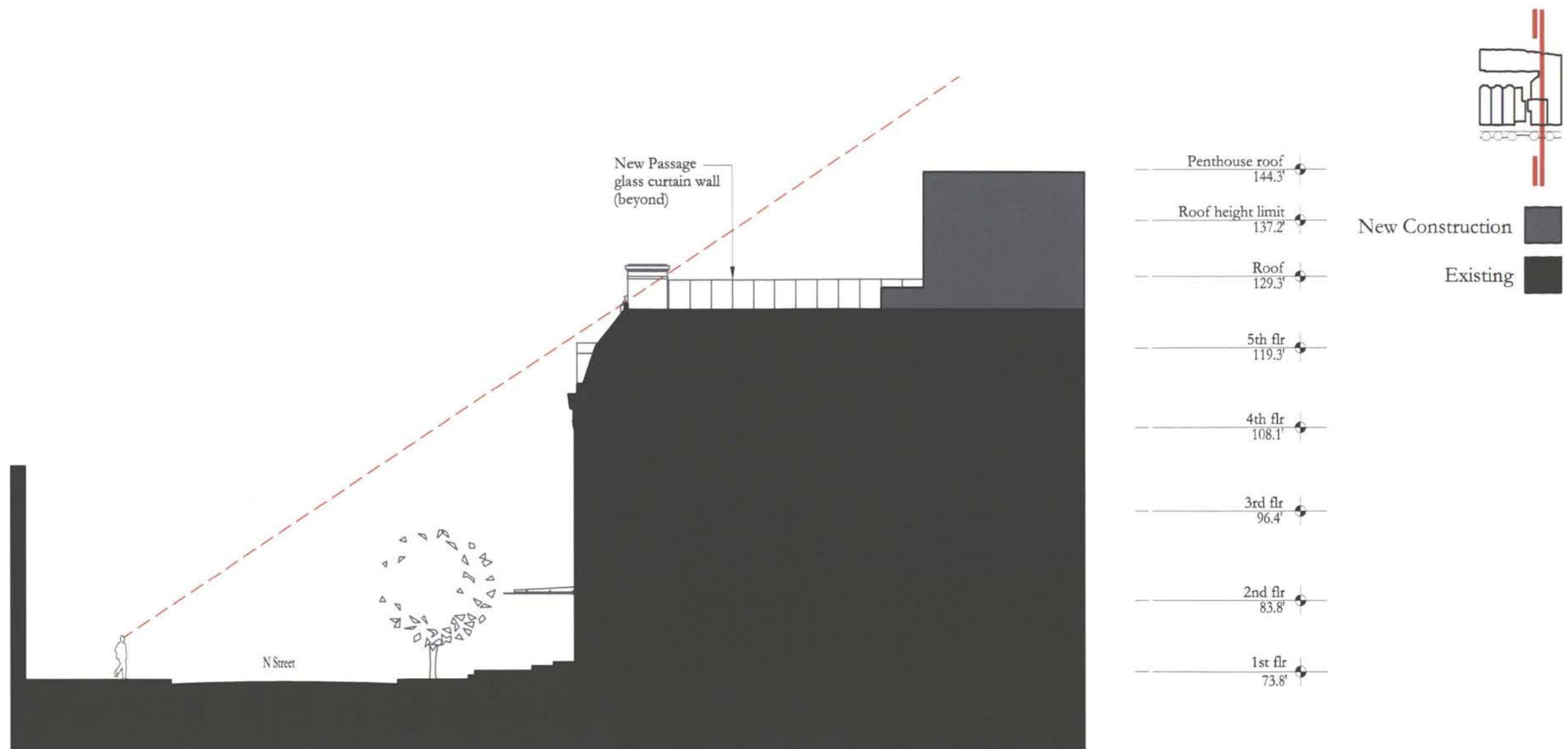


N Street Sightline at 1751

N Street Follies Hotel 1743-55 N Street NW
July 31, 2009



Sections 2

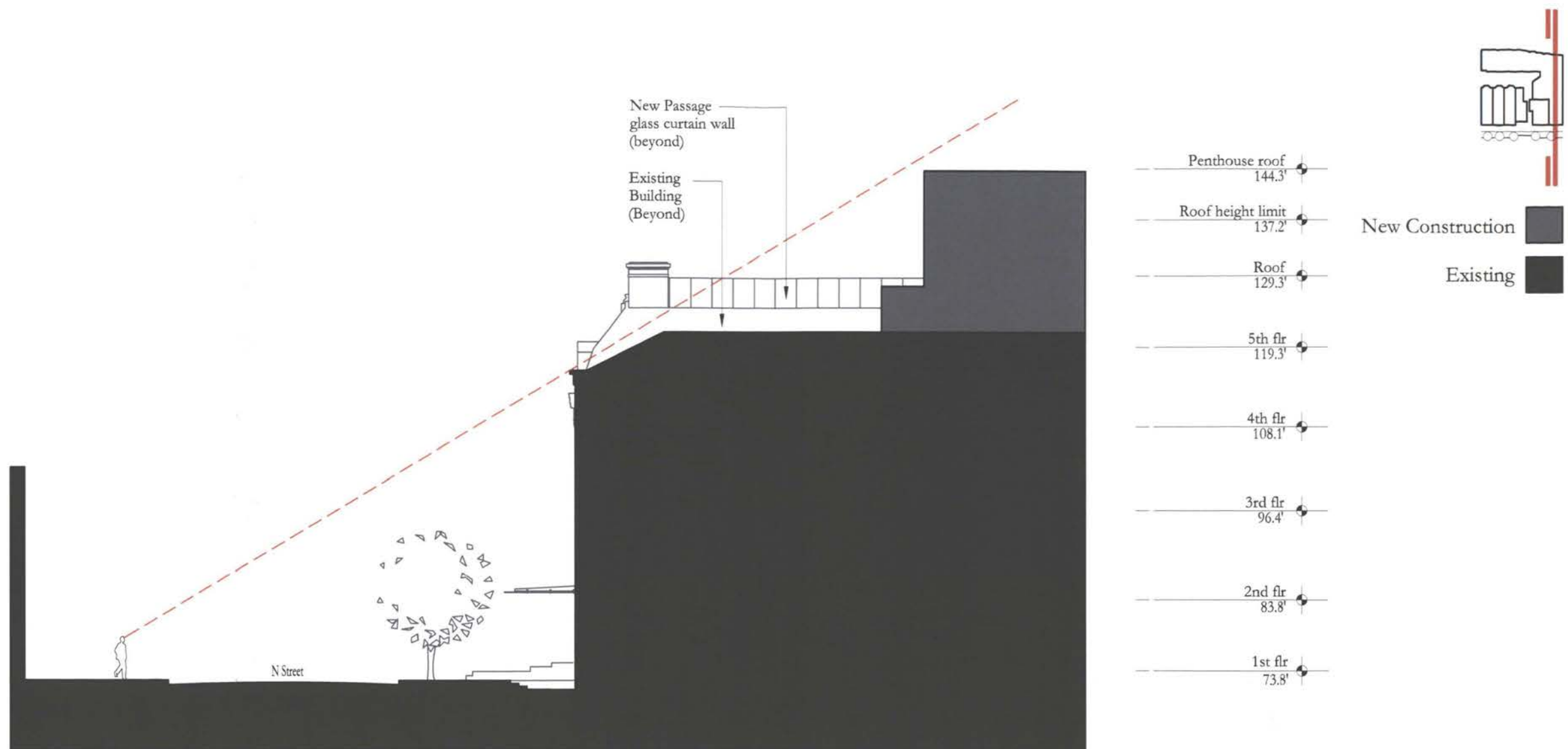


N Street Sightline at 1745

N Street Follies Hotel 1743-55 N Street NW
July 31, 2009



Sections 3

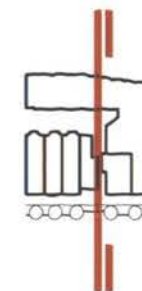


N Street Sightline at 1743

N Street Follies Hotel 1743-55 N Street NW
July 31, 2009



Sections 4



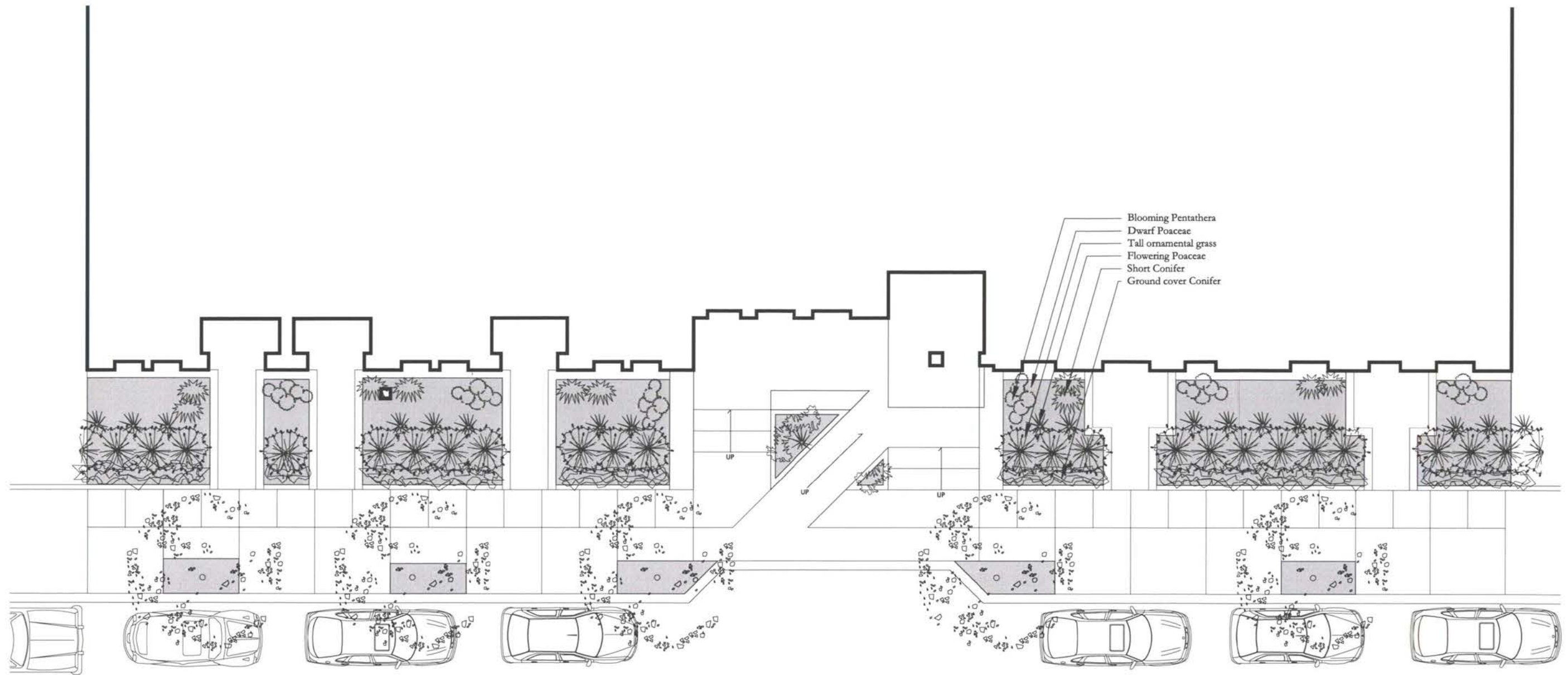
Section through Passage

N Street Folies Hotel 1743-55 N Street NW
July 31, 2009



Sections 5

LANDSCAPE



N Street, NW

Landscape N Street

N Street Follies Hotel 1743-55 N Street NW
July 31, 2009



Landscape 1

FAR

N STREET FOLLIES 1743-55 N Street NW

31-Jul-09

5 Story Hotel

Lot Area: 20,648 sf

FAR in SP-1= 4.0

Allowable FAR in SP-1= 4.0 x 20,648sf = 82592sf

Floor	Gross Floor Area (S.F.)	Function/Exhibit Area (S.F.)	Guest Rooms
1	18,100	0	3
2	16,400	3,248	10
3	17,299	0	30
4	17,143	0	29
5	13,645	0	26
Total:	82,587	3,248	98
	(82,587 SF is 3.99 FAR)	(3,248 SF is 26.2% of allowable)	
*Penthouse	3,195		0

* Total Roof Area = 16,901sf

Allowable Penthouse area: 0.37 x 20,648 = 6268 sf

(per District of Columbia Municipal Regulations, Title 11, 411.7)

Allowable Penthouse area must be less than: 1/3 x 16,901sf = 5634 sf

(per District of Columbia Municipal Regulations, Title 11, 411.8)

Allowable function room & exhibit space area: 0.15 X 82,587 SF = 12,388 SF

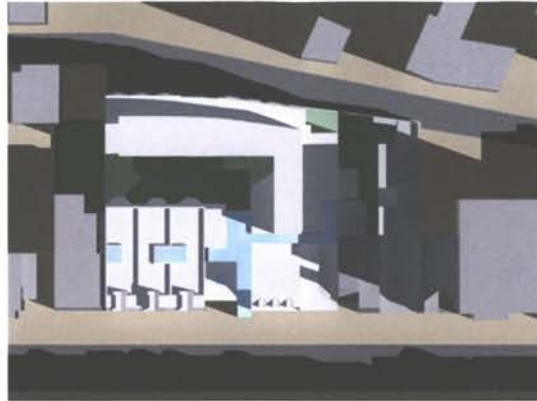
(per District of Columbia Municipal Regulations Title 11, 512.6)

SUN STUDIES

Shadows of Proposed Building



8:00 AM

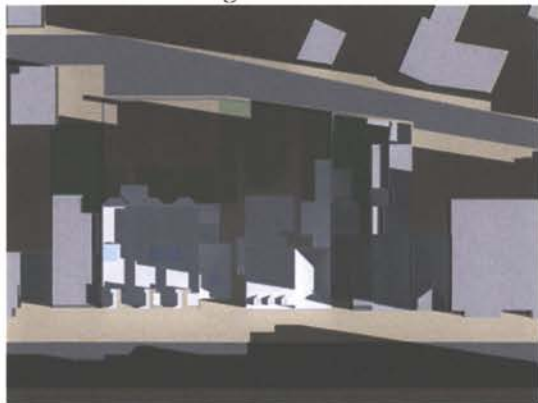


9:00 AM



10:00 AM

Shadows of Existing Conditions



8:00 AM



9:00 AM



10:00 AM

Sun Study- October 6

N Street Fuller Hotel 1743-55 N Street NW
July 31, 2009
Sun Study 1

Shadows of Proposed Building



11:00 AM



12:00 PM



1:00 PM

Shadows of Existing Conditions



11:00 AM



12:00 PM



1:00 PM

Sun Study- October 6

N Street Folies Hotel 1743-55 N Street NW
July 31, 2009
Sun Study 2

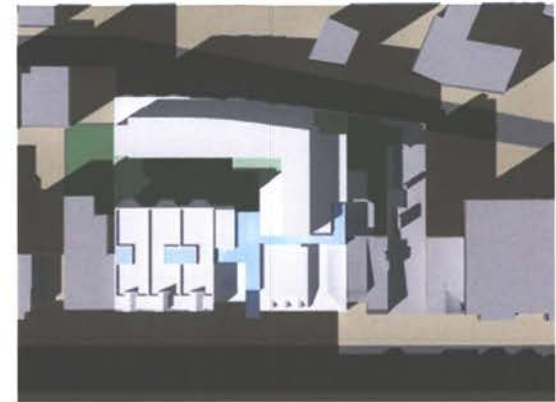
Shadows of Proposed Building



2:00 PM



3:00 PM



4:00 PM

Shadows of Existing Conditions



2:00 AM



3:00 PM

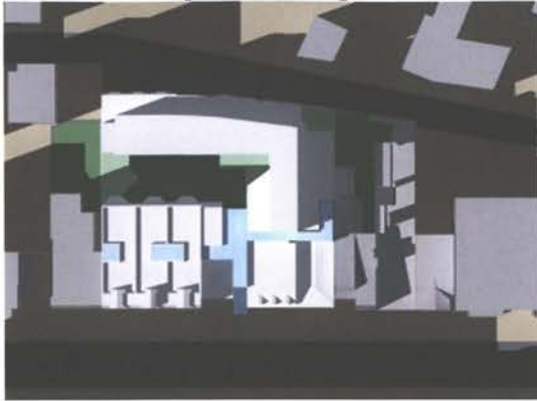


4:00 PM

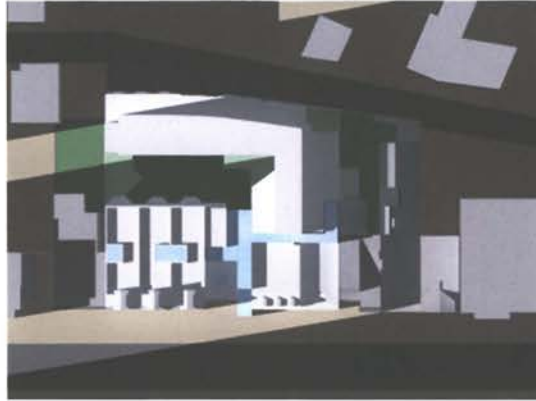
Sun Study- October 6

N Street Folies Hotel 1743-55 N Street NW
July 31, 2009
Sun Study 3

Shadows of Proposed Building



5:00 PM



6:00 PM

Shadows of Existing Conditions



5:00 AM



6:00 PM

Sun Study- October 6

N Street Folklife Hotel 1743-55 N Street NW
 July 31, 2009
 Sun Study 4

Shadows of Proposed Building



8:00 AM

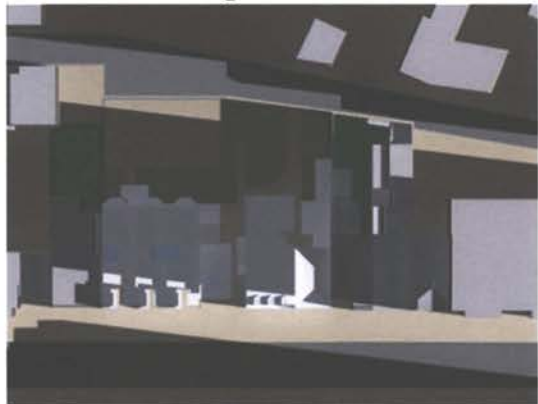


9:00 AM



10:00 AM

Shadows of Existing Conditions



8:00 AM



9:00 AM



10:00 AM

Sun Study- March 20 equinox (September 22 equinox similar)

N Street Follies Hotel 1743-55 N Street NW
July 31, 2009
Sun Study 5

Shadows of Proposed Building



11:00 AM



12:00 PM



1:00 PM

Shadows of Existing Conditions



11:00 AM



12:00 PM



1:00 PM

Sun Study- March 20 equinox (September 22 equinox similar)

N Street Folliess Hotel 1743-35 N Street NW
July 31, 2009
Sun Study 6

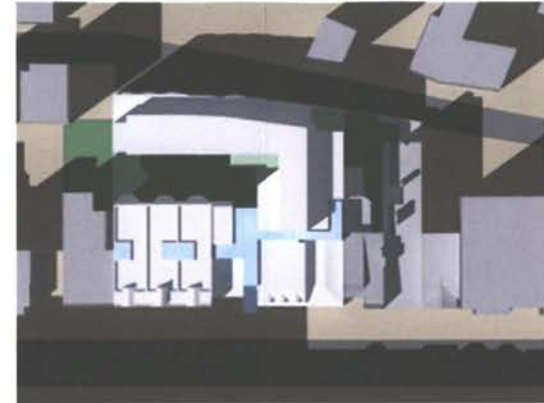
Shadows of Proposed Building



2:00 PM

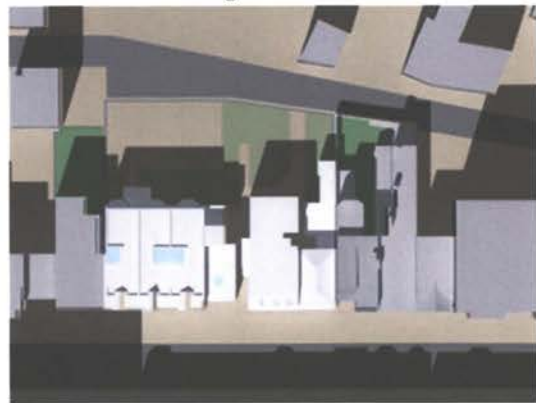


3:00 PM



4:00 PM

Shadows of Existing Conditions



2:00 PM



3:00 PM

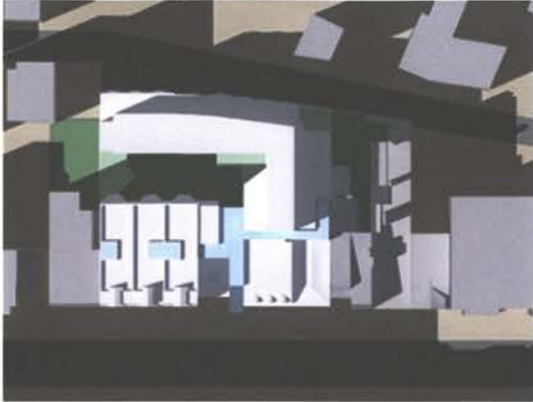


4:00 PM

Sun Study- March 20 equinox (September 22 equinox similar)

N Street Pollen Hotel 1743-55 N Street NW
July 31, 2009
Sun Study 7

Shadows of Proposed Building

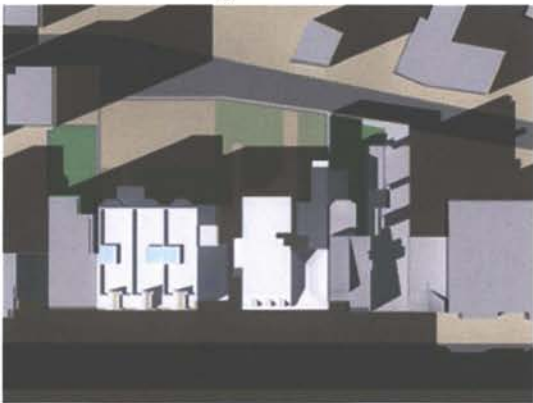


5:00 PM



6:00 PM

Shadows of Existing Conditions



5:00 PM



6:00 PM

Sun Study- March 20 equinox (September 22 equinox similar)

N Street Folliies Hotel 1743-55 N Street NW
July 31, 2009
Sun Study 8

Shadows of Proposed Building



7:00 AM



8:00 AM



9:00 AM

Shadows of Existing Conditions



7:00 AM



8:00 AM

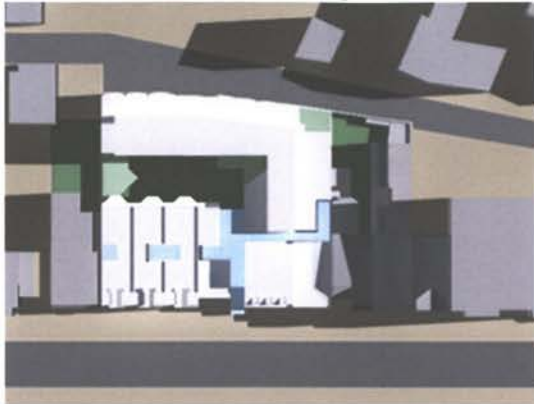


9:00 AM

Sun Study- June 21 Summer solstice

N Street Follies Hotel 1743-55 N Street NW
July 31, 2009
Sun Study 9

Shadows of Proposed Building



10:00 AM

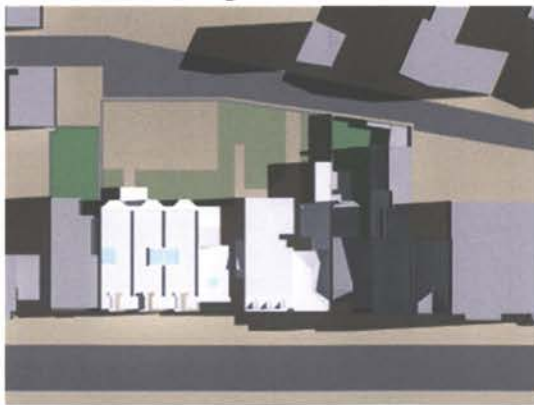


11:00 AM



12:00 PM

Shadows of Existing Conditions



10:00 AM



11:00 AM



12:00 PM

Sun Study- June 21 Summer solstice

N Street Folies Hotel 1743-55 N Street NW
July 31, 2009
Sun Study 10

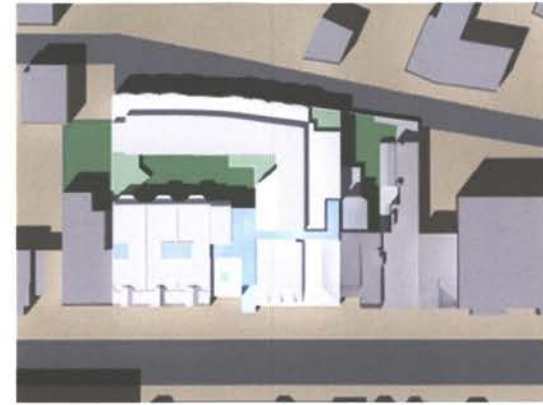
Shadows of Proposed Building



1:00 PM



2:00 PM



3:00 PM

Shadows of Existing Conditions



1:00 PM



2:00 PM

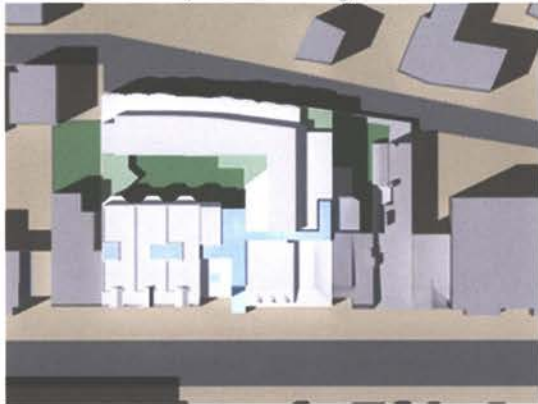


3:00 PM

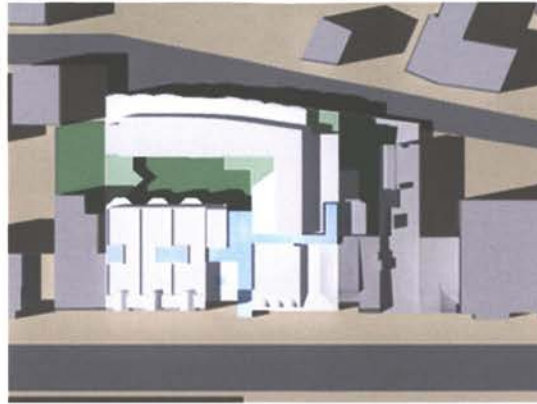
Sun Study- June 21 Summer solstice

N Street Pollies Hotel 1743-55 N Street NW
July 31, 2009
Sun Study 11

Shadows of Proposed Building



4:00 PM



5:00 PM



6:00 PM

Shadows of Existing Conditions



4:00 PM



5:00 PM



6:00 PM

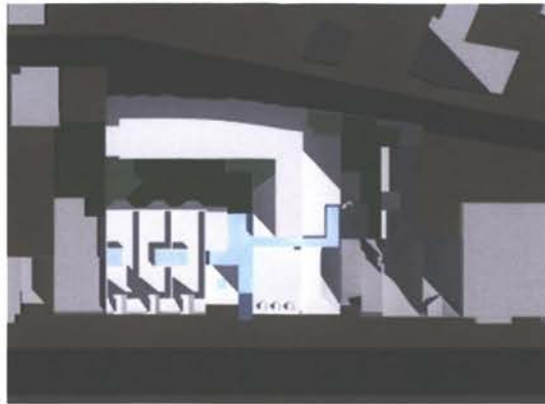
Sun Study- June 21 Summer solstice

N Street Folies Hotel 1743-55 N Street NW
July 31, 2009
Sun Study 12

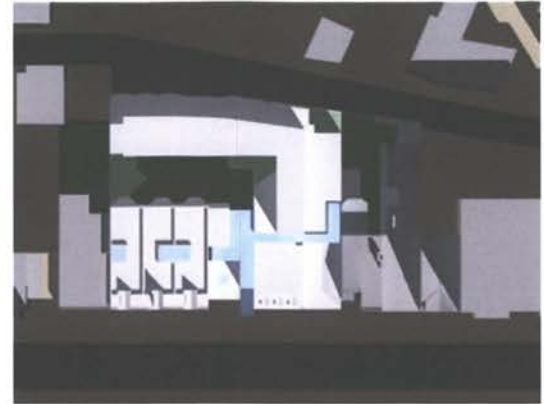
Shadows of Proposed Building



8:00 AM

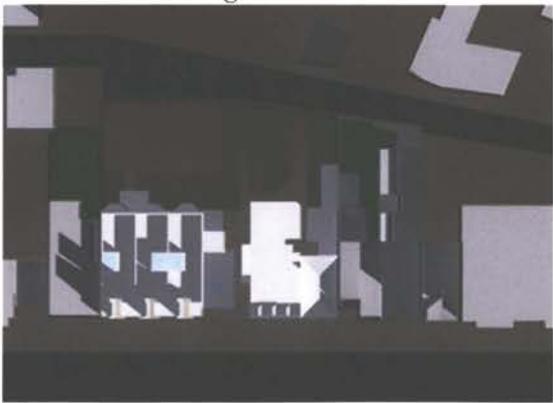


9:00 AM

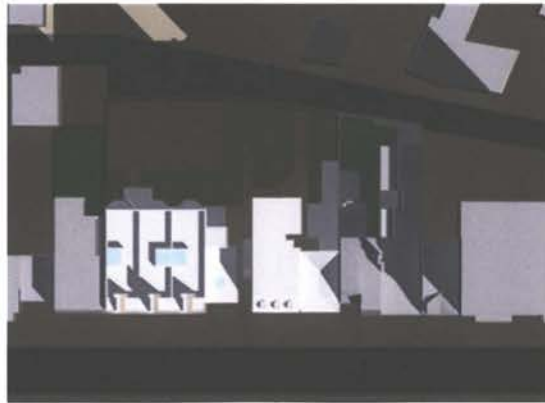


10:00 AM

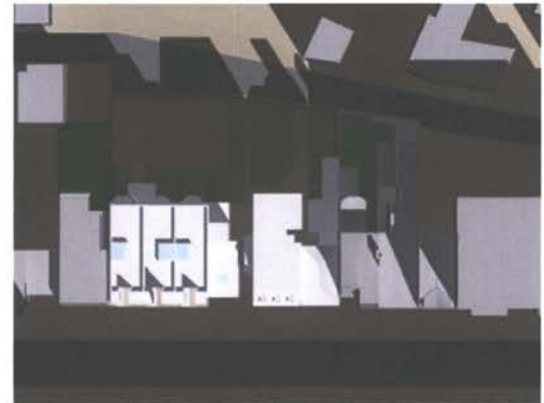
Shadows of Existing Conditions



8:00 AM



9:00 AM



10:00 AM

Sun Study- December 21 Winter solstice

N Steer Pullies Hotel 1743-55 N Street NW
July 31, 2009
Sun Study 14

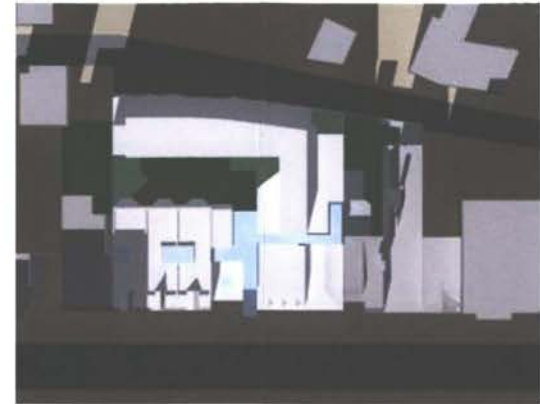
Shadows of Proposed Building



11:00 AM



12:00 PM



1:00 PM

Shadows of Existing Conditions



11:00 AM



12:00 PM



1:00 PM

Sun Study- December 21 Winter solstice

N Street Pallas Hotel 1743-55 N Street NW
July 31, 2009
Sun Study 15

Shadows of Proposed Building



2:00 PM



3:00 PM



4:00 PM

Shadows of Existing Conditions



2:00 PM



3:00 PM



4:00 PM

Sun Study- December 21 Winter solstice

N Street Follies Hotel 1743-55 N Street NW

July 31, 2009

Sun Study 16