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December 20, 2017

VIA IZIS AND HAND DELIVERY

Board of Zoning Adjustment
of the District of Columbia
441 4th Street, NW, Suite 210S
Washington, DC 20001

**Re: Application to the Board of Zoning Adjustment
1315 16th Street, NW (Square 195, Lot 846)**

Dear Members of the Board:

LHO Washington Hotel Three, LLC (the “Applicant”), the owner of the above referenced property, hereby submits an application and supporting materials requesting special exception relief to construct a new rooftop penthouse containing a restaurant use as an addition to an existing hotel building in the MU-15 District at 1315 16th Street, NW (Square 195, Lot 846). The following materials are enclosed:

- A filing fee in the amount of \$3,120.00, as required pursuant 11-Y DCMR § 1600.1(b)(24);
- Letter from the Applicant authorizing Holland & Knight LLP to file the application on its behalf;
- Completed BZA Form 135 (self-certification);
- Surveyor’s plat showing the subject property and the boundaries of the existing building on the property;
- Portion of the Zoning Map showing the property;
- Statement of existing and intended uses of the subject property;
- Statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- Architectural drawings showing the proposed penthouse;

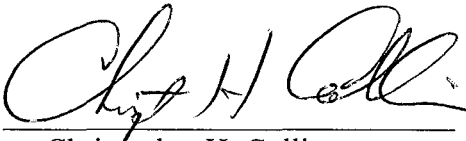
Board of Zoning Adjustment
District of Columbia
CASE NO.19695
EXHIBIT NO.3

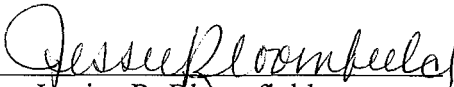
- Copies of the original and current certificates of occupancy showing the authorized use of the property;
- BZA Appeal No. 7206-07-08
- A written summary of the testimony of all witnesses;
- Photographs of the subject property;
- Copy of the resume for the expert witness who will be testifying in the case;
- The name and mailing address of the owners of all property within 200 feet in all directions from all boundaries of the subject property, in both list and mailing label format;
- A statement of the efforts made by the Applicant to apprise the affected Advisory Neighborhood Commission (“ANC”) of this application (included in Application Statement); and
- Certificate of service demonstrating that the Office of Planning and ANC 2B have been provided a copy of the application (included in Application Statement).

We respectfully request that the Board schedule the application for a public hearing on the next available date.

Sincerely,

HOLLAND & KNIGHT LLP

By: 
 Christopher H. Collins

By: 
 Jessica R. Bloomfield

Enclosures

cc: Joel Lawson, D.C. Office of Planning (*see Certificate of Service*)
 Anna Chamberlin, DDOT (w/enclosures via email)
 Advisory Neighborhood Commission 2B (*see Certificate of Service*)
 Commissioner Randy Downs, ANC 2B05 (*see Certificate of Service*)

CERTIFICATE OF SERVICE

I hereby certify that on December 20, 2017, a copy of the foregoing application to the Board of Zoning Adjustment was served by electronic mail on the following at the addresses stated below, with hardcopies hand delivered on December 21, 2017.

Mr. Joel Lawson
District of Columbia Office of Planning
1100 4th Street, SW, Suite 650E
Washington, DC 20024
joel.lawson@dc.gov

Advisory Neighborhood Commission 2B
9 Dupont Circle, NW
Washington, DC 20036

Commissioner Randy Downs
ANC 2B05
1425 17th Street NW
Washington, DC 20036
randy.downs@dupontcircleanc.net


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