

June 18, 2018



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VIA IZIS

Frederick Hill, Chairperson
Board of Zoning Adjustment
441 4th Street NW Suite 210S
Washington, DC 20001

Re: BZA Application 19722 - 923-927 5th Street NW
Applicant's Updated Plans for Continued Hearing Date: June 20, 2018

Dear Chairperson Hill and Members of the Board:

On behalf of Kline Operations, LLC (the "Applicant"), please find enclosed an updated plan set in response to the opposition's most recent filing. These plans further reduce the impact to neighboring properties by relocating windows away from the rear façade of the Property. These changes can be found in the enclosed plans at pages A016; A022; A024; and A026-27. The requested relief for the Project has not changed.

Thank you for your attention to this matter. We look forward to presenting at the continued hearing scheduled for June 20, 2018.

Sincerely,

COZEN O'CONNOR

A handwritten signature in blue ink, appearing to read 'mmoldenhauer', written over a horizontal line.

Meridith H. Moldenhauer
Alyssa L. Bigley
1200 19th Street NW
Washington, DC 20036



923-927 5TH STREET HOTEL

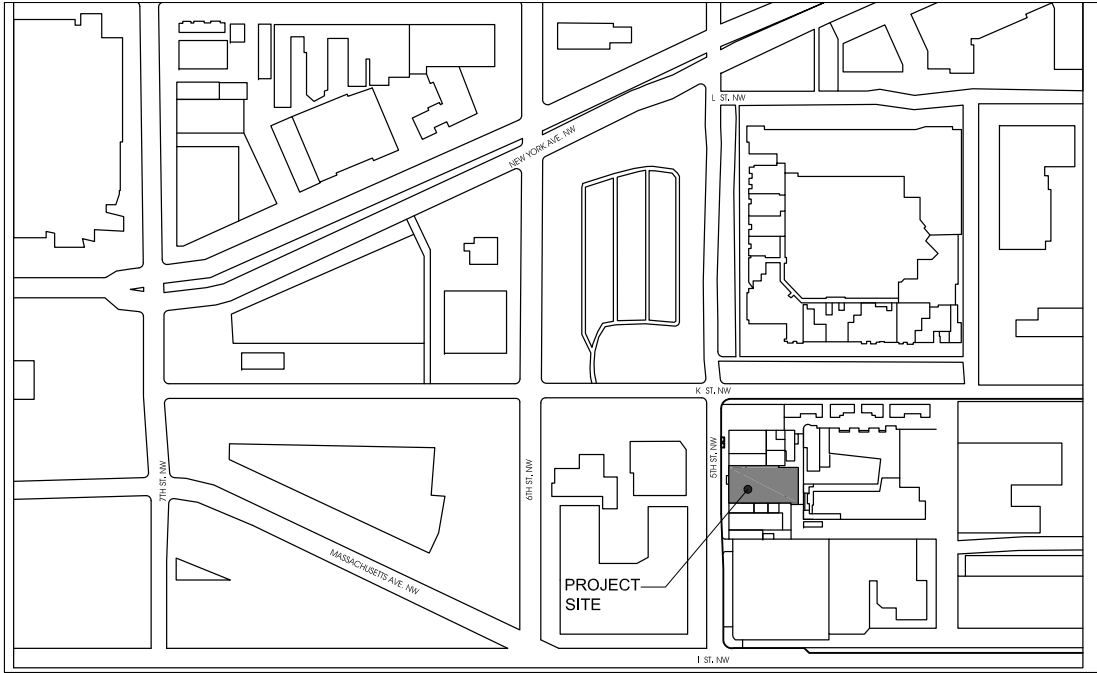
BZA DRAWING SET

ADDRESS | 923-927 5TH STREET, N.W., WASHINGTON D.C. 20001

OWNER | KLINE OPERATIONS

ARCHITECT | FILLAT + ARCHITECTURE

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VICINITY PLAN
1" = 200'-0"

SHEET LIST

SHEET #	SHEET NAME	SHEET #	SHEET NAME
SHEET A000	COVER SHEET	SHEET A018	MECHANICAL MEZZANINE PENTHOUSE PLAN
SHEET A001	PROJECT INFORMATION	SHEET A019	BUILDING SECTION 1-1
SHEET A002	DESIGN MODEL FROM WEST VANTAGE	SHEET A020	BUILDING SECTION 2-2
SHEET A003	DESIGN MODEL FROM NORTH WEST VANTAGE	SHEET A021	WEST ELEVATION
SHEET A004	LOCATION PLAN	SHEET A022	EAST ELEVATION
SHEET A005	RESIDENTIAL MAP PLAN	SHEET A023	NORTH ELEVATION
SHEET A006	SITE PHOTOS	SHEET A024	SOUTH ELEVATION
SHEET A007	HISTORIC FACADE	SHEET A025	DESIGN MODEL VIEW 1
SHEET A008	HISTORIC FACADE & EXISTING CONDITIONS 1	SHEET A026	DESIGN MODEL VIEW 2
SHEET A009	HISTORIC FACADE & EXISTING CONDITIONS 1	SHEET A027	DESIGN MODEL VIEW 3
SHEET A010	HISTORIC FACADE & EXISTING CONDITIONS 1	SHEET A028	DESIGN MODEL VIEW 4
SHEET A011	SITE PLAN - LOT ONLY	SHEET A029	DESIGN MODEL VIEW 5
SHEET A012	SITE PLAN - PROPOSED	SHEET A030	DESIGN MODEL VIEW 6
SHEET A013	CELLAR PLAN		
SHEET A014	GROUND FLOOR PLAN		
SHEET A015	2ND FLOOR PLAN		
SHEET A016	3RD - 11TH FLOOR PLAN		
SHEET A017	PENTHOUSE PLAN		

ZONING & DATA SUMMARY

Premises Address
923-927 5th St. NW

Council Member
Charles Allen

Square/Suffix/Lot
0516 827, 828, 829, 833

ANC
6E

Zoning District
D-4-R

ANC Chairperson
Alex Marriot

Ward
Ward 6

SMD
6E05

Site Area: 6,638 SF (Per Civil Survey & City Record)
FAR Proposed: FAR 9.93 = 65,884 SF
Proposed Gross Square Footage:

Ground Floor	6,452 SF
2nd Floor	4,064 SF - 8 ROOMS
3rd Floor	6,152 SF - 16 ROOMS
4th Floor	6,152 SF - 16 ROOMS
5th Floor	6,152 SF - 16 ROOMS
6th Floor	6,152 SF - 16 ROOMS
7th Floor	6,152 SF - 16 ROOMS
8th Floor	6,152 SF - 16 ROOMS
9th Floor	6,152 SF - 16 ROOMS
10th Floor	6,152 SF - 16 ROOMS
11th Floor	6,152 SF - 16 ROOMS

TOTAL GSF 65,884 SF - 152 ROOMS (EXCLUDING CELLAR, PENTHOUSE)

BUILDING CATEGORY	REQUIREMENT	PROVIDED
Maximum Height	100 ft (no taller than the width of the street right of way, plus 20 ft)	99' + 20' Penthouse
Front Build To (ft)	75% within 4 feet of build-to line, to a height of 15 ft	Complies
Rear Yard Setback (ft)	20 feet	1.5 Feet
Court	2" per 1' height; 4' minimum	5'-0"
Maximum Floor Area Ratio	3.5 + 36,405 SF Credits	9.93 FAR
Green Area Ratio	0.2 = 1,655 SF	2,137 SF
Design Requirements	See Subtitle Chapter 603	Complies
Loading	2 Berths	1 Compliant Berth

923-927 5TH ST. HOTEL
SHEET | A001

PROJECT INFORMATION

SCALE:
DATE: 06.12.018

FILLAT+
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VIEW FROM 5TH STREET (60' HEIGHT)

923-927 5TH ST. HOTEL
SHEET | A002

DESIGN RENDERING - FROM WEST VANTAGE

SCALE: NTS
DATE: 06.18.2018

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ARCHITECTURE



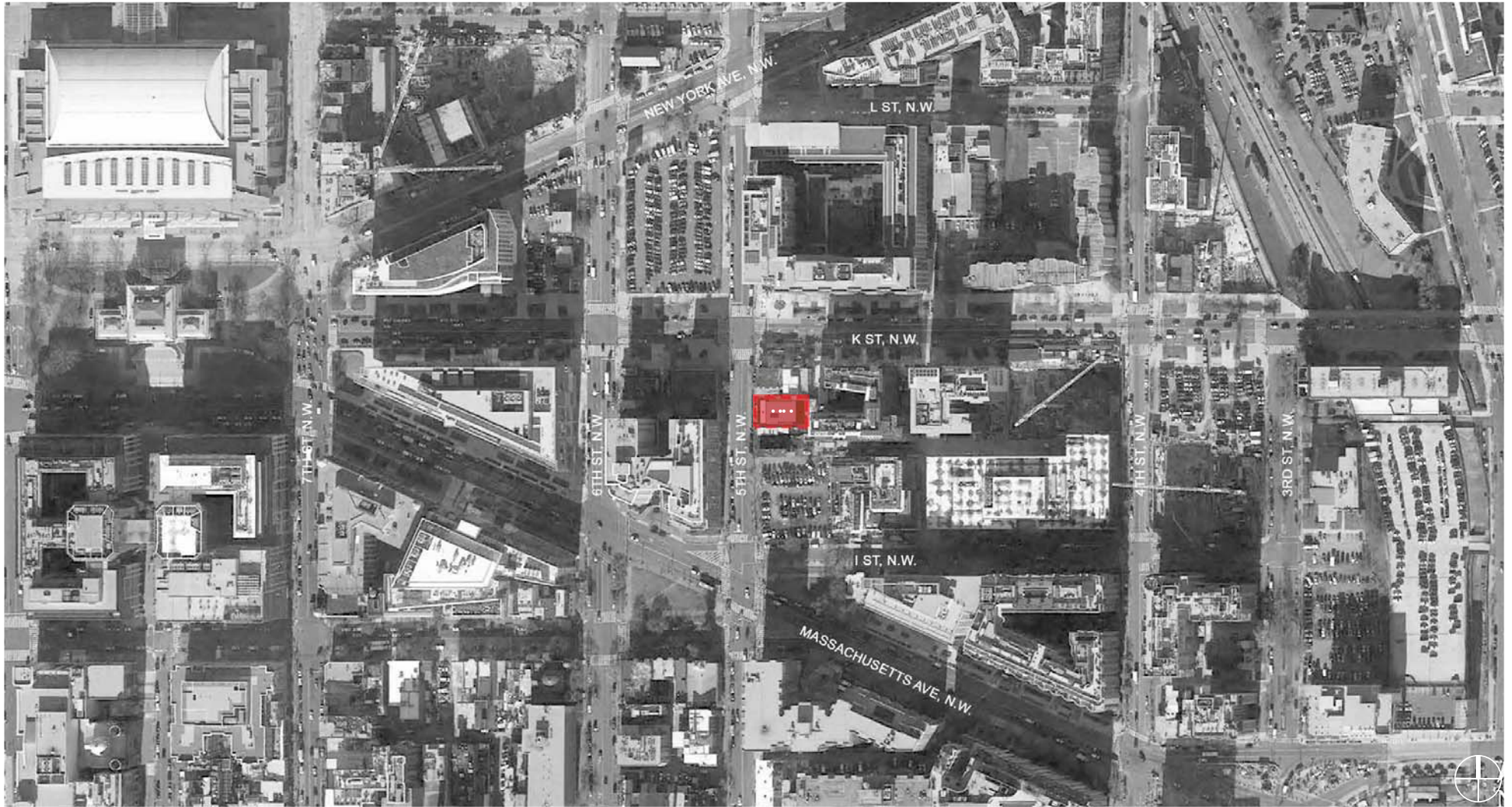
VIEW FROM K STREET (15' HEIGHT)

923-927 5TH ST. HOTEL
SHEET | A003

DESIGN RENDERING - FROM NORTHWEST VANTAGE

SCALE: NTS
DATE: 06.18.2018

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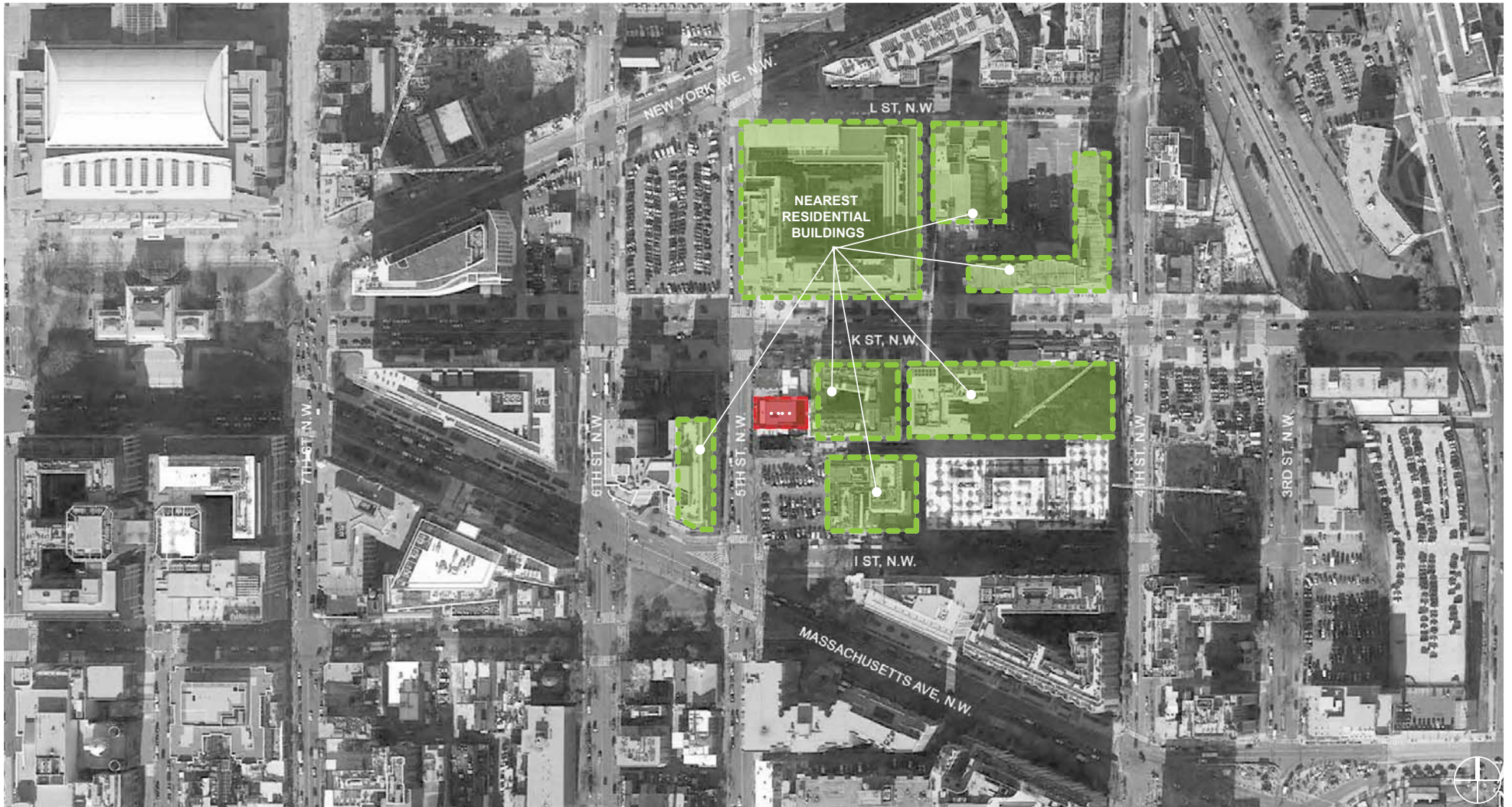


923-927 5TH ST. HOTEL
SHEET | A004

LOCATION PLAN

SCALE: NTS
DATE: 06.18.2018

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923-927 5TH ST. HOTEL
SHEET | A005

RESIDENTIAL MAP PLAN

SCALE: NTS
DATE: 06.18.2018



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VIEW SOUTH DOWN 5TH STREET



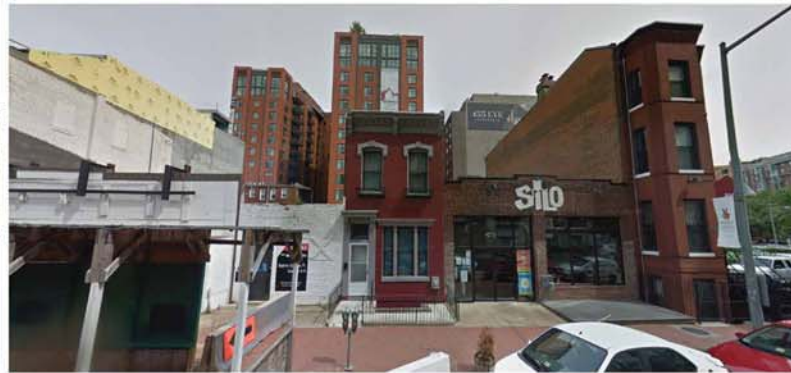
VIEW FROM 501 K STREET



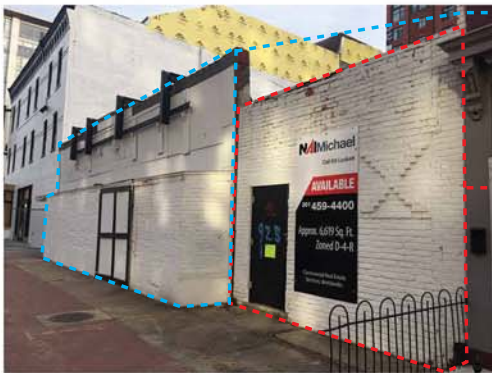
VIEW NORTH UP 5TH STREET



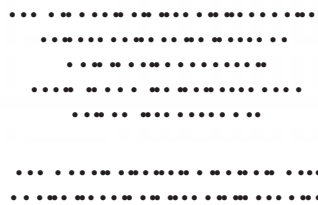
ADJACENT HISTORIC BUILDINGS VIEW FROM 5TH STREET



EXISTING BRICK FACADES



EXISTING BRICK FACADES



EXISTING BRICK FACADES



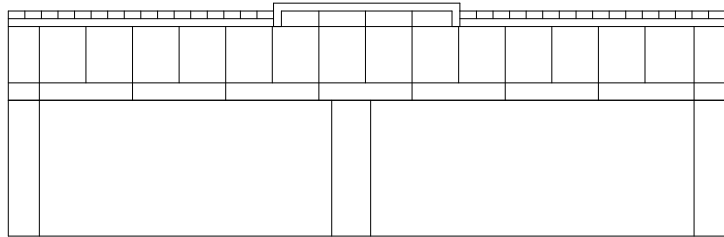
VIEW UP 5TH STREET

923-927 5TH ST. HOTEL SHEET | A006

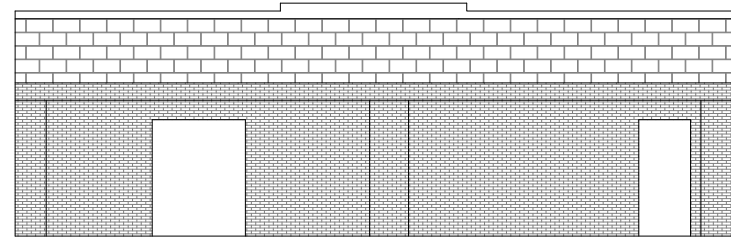
SITE PHOTOS

SCALE: NTS
DATE: 06.15.2018

FILLAT+ ARCHITECTURE

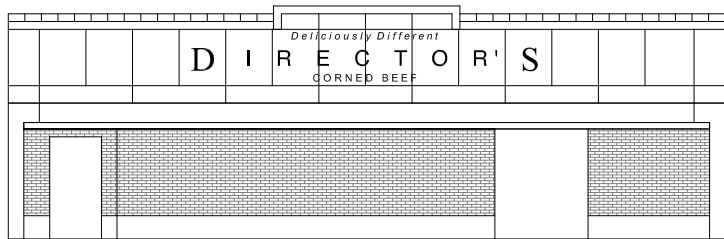


STRUCTURE ELEVATION

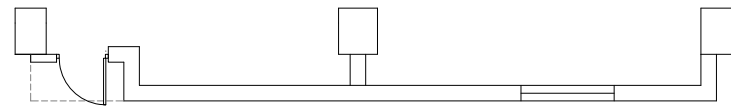


INSIDE ELEVATION

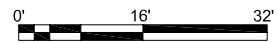
STRUCTURE ELEVATION



WEST ELEVATION



PLAN







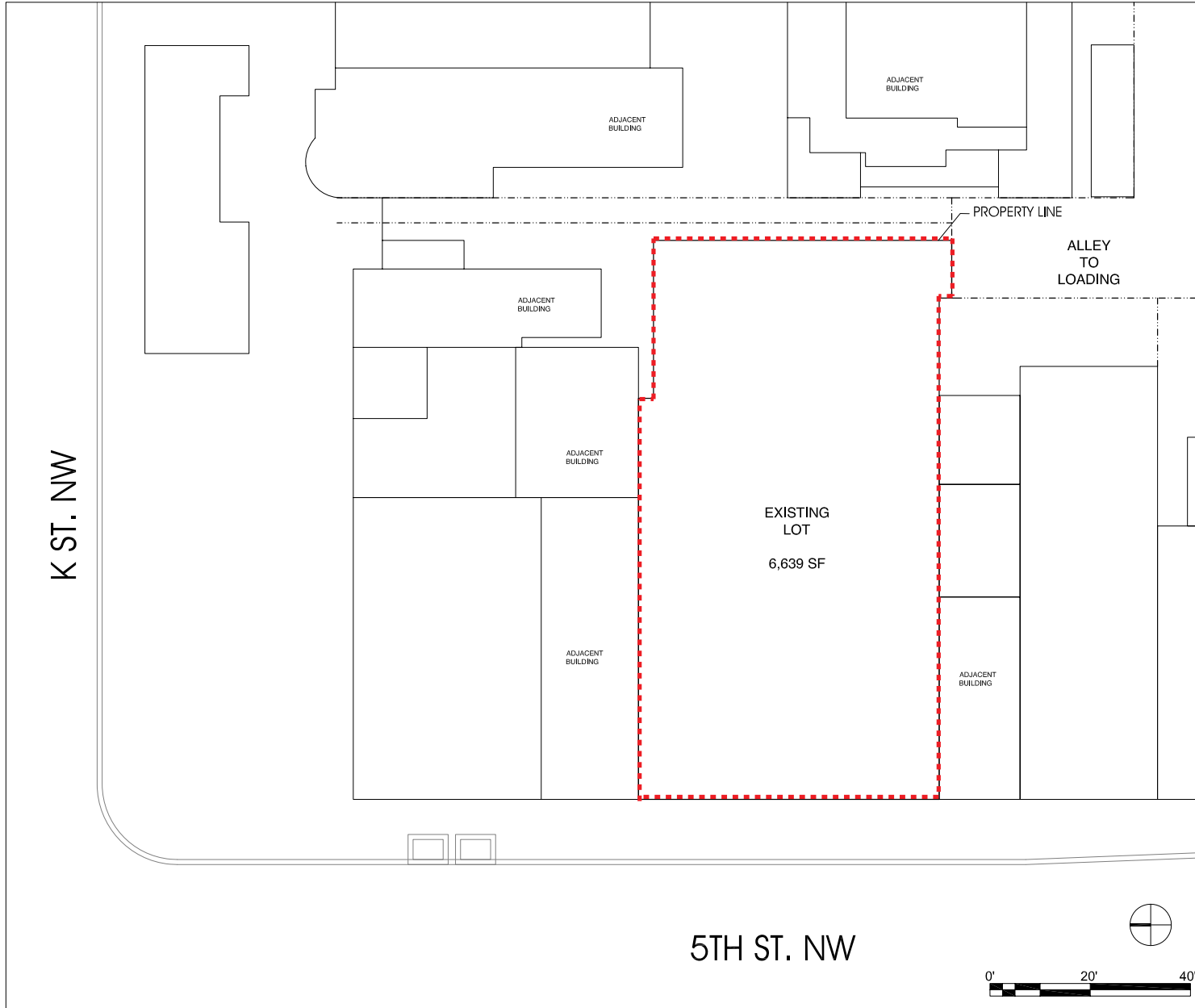
HISTORIC FACADE WITH CONCRETE PANELS ON EXTERIOR

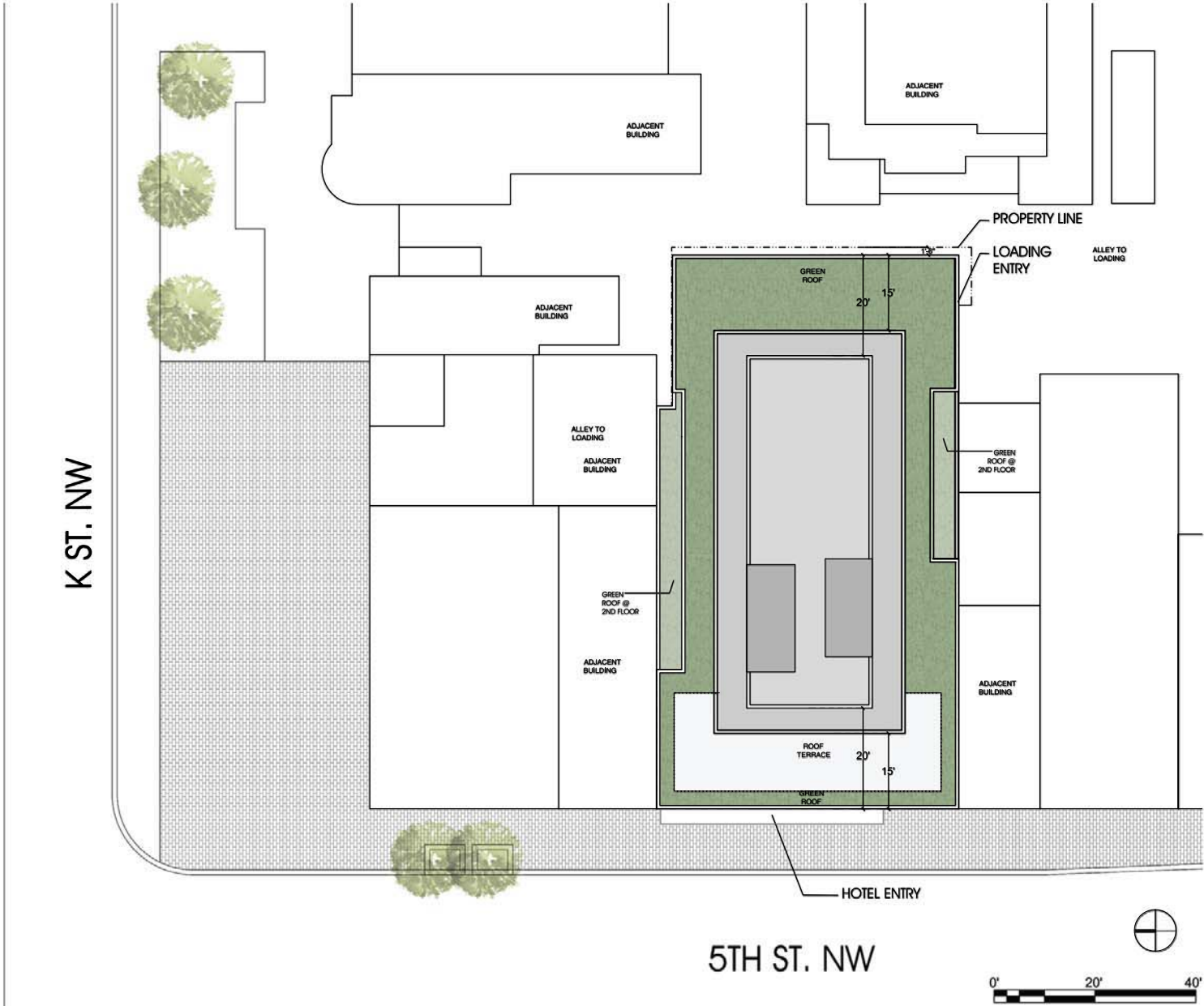


NEW BRICK INFILL

NEW BRICK INFILL

NEW BRICK INFILL





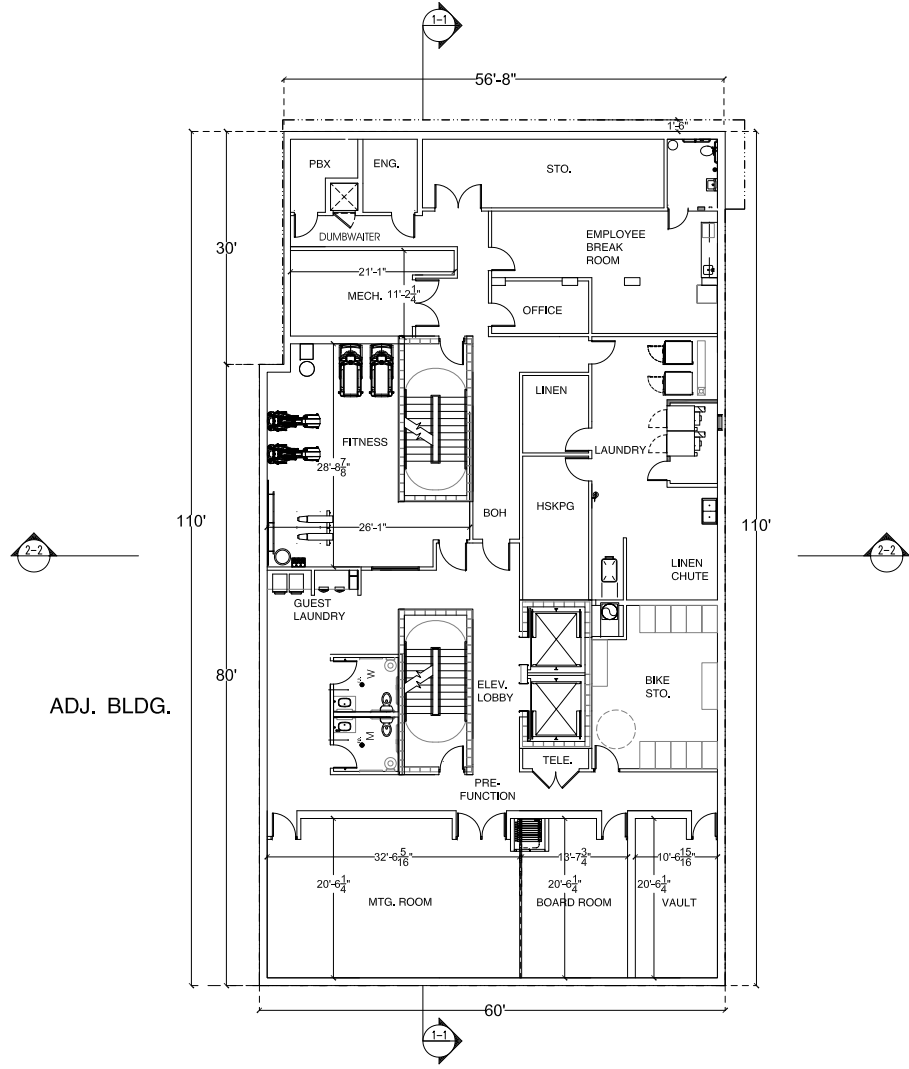
923-927 5TH ST. HOTEL
SHEET | A012

SITE PLAN - PROPOSED BUILDING

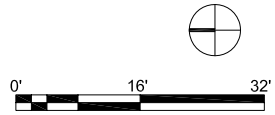
SCALE: 1" = 20'-0"
DATE: 06.15.2018



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ADJ. BLDG.



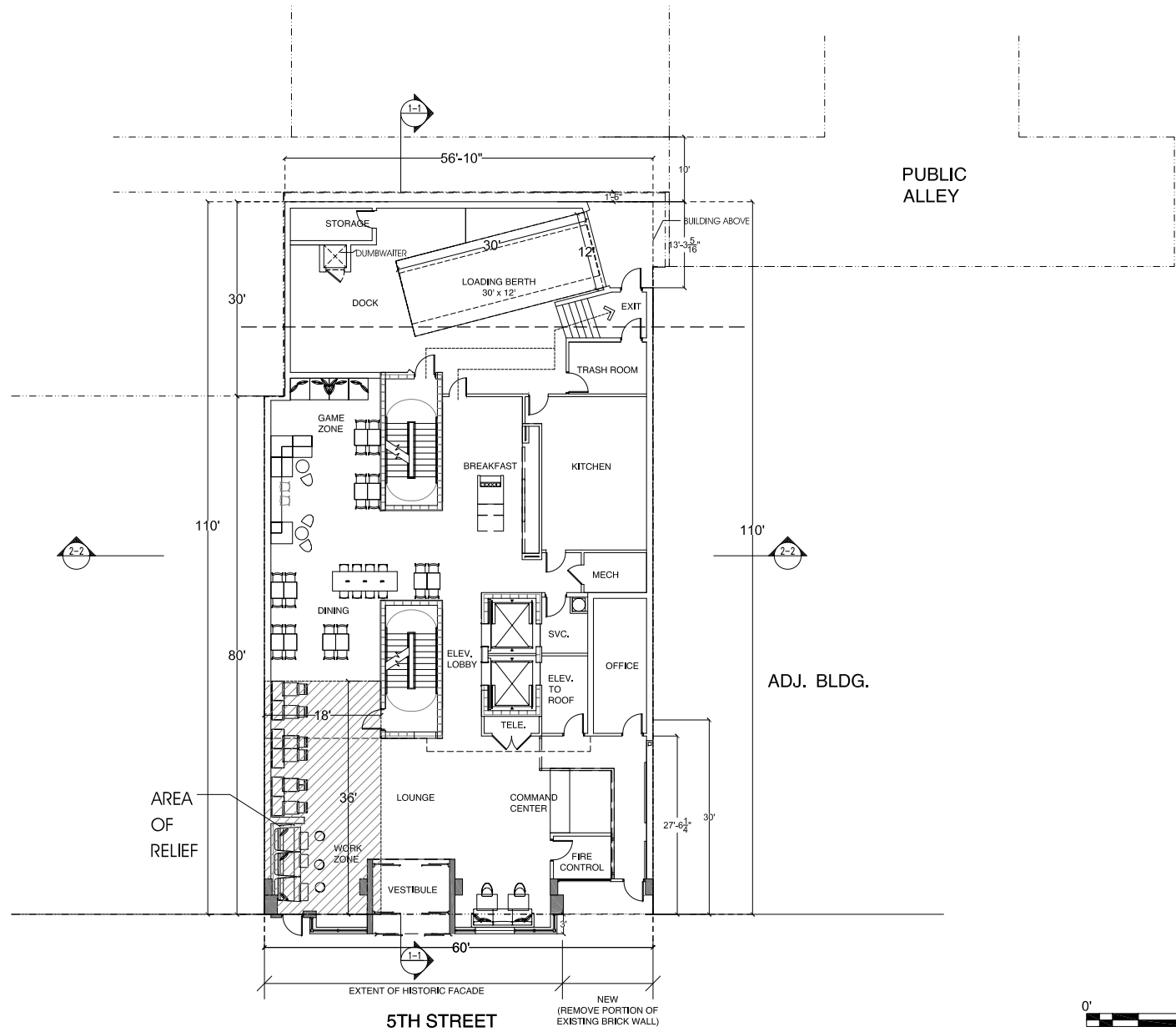
923-927 5TH ST. HOTEL
SHEET | A013

CELLAR PLAN

SCALE: 1/16" = 1'-0"
DATE: 06.15.2018



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923-927 5TH ST. HOTEL
SHEET | A014

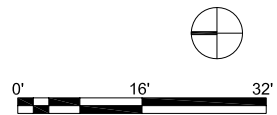
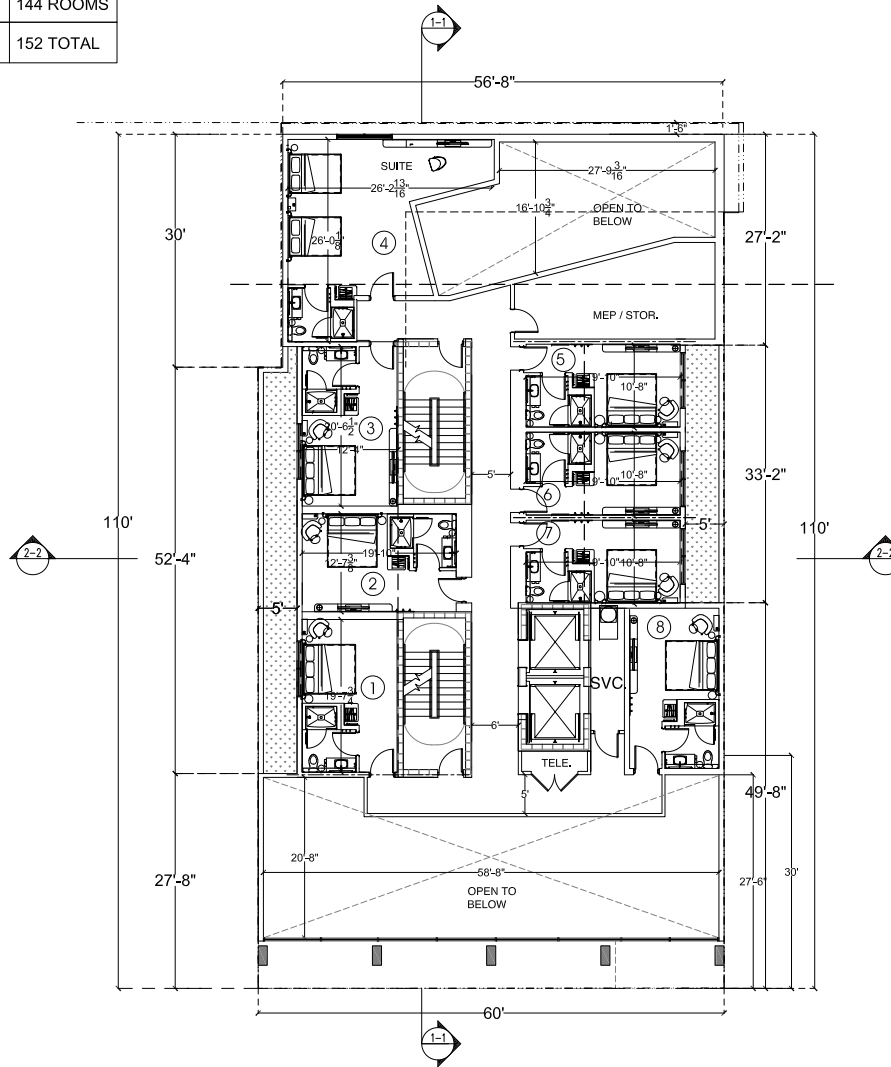
GROUND FLOOR PLAN

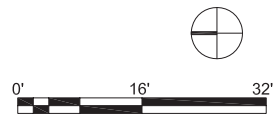
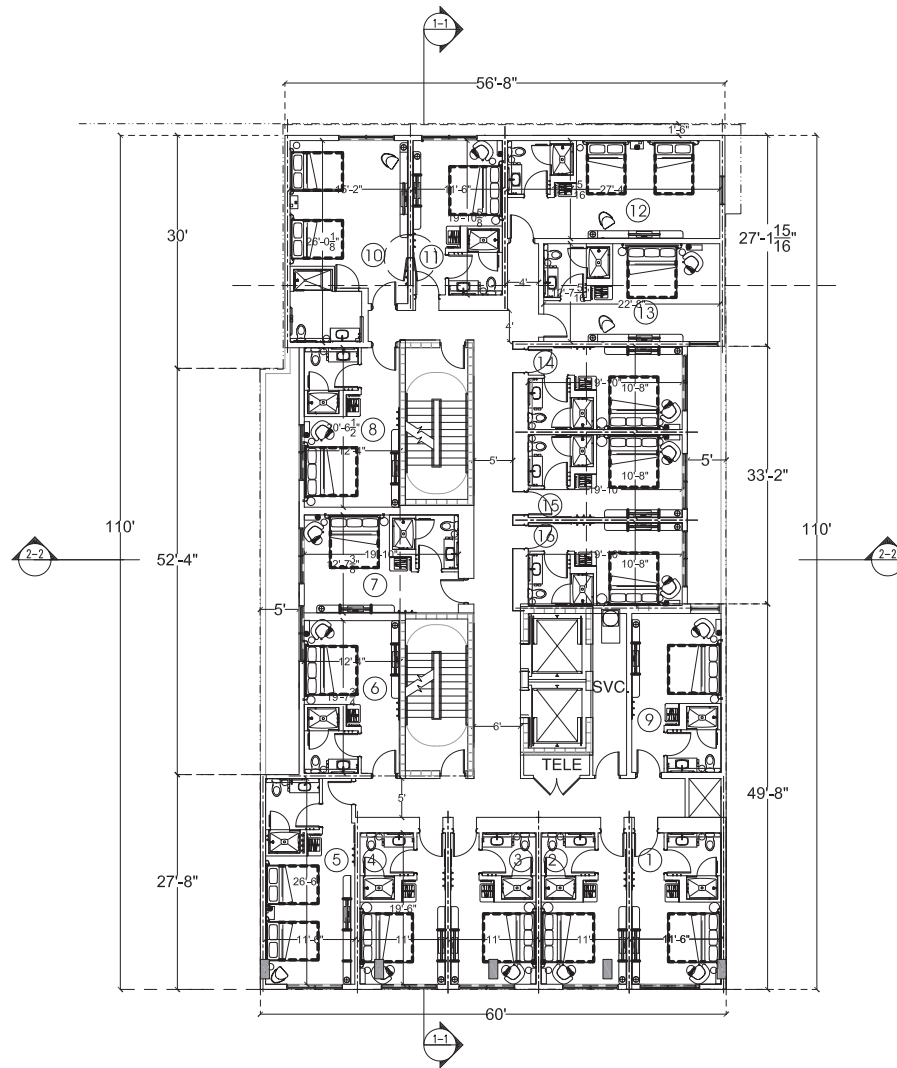
SCALE: 1/16" = 1'-0"
DATE: 06.18.2018



ROOM MIX SUMMARY

LEVEL	KING	QQ	ADA	SUITE	TOTAL
LEVEL 2	7 ROOMS	0 ROOMS	0 ROOMS	1 ROOMS	8 ROOMS
TYPICAL x 9 FLOORS	14 ROOMS 108 ROOMS	2 ROOMS 18 ROOMS	2 ROOMS 18 ROOMS	0 ROOMS 0 ROOMS	16 ROOMS 144 ROOMS
TOTAL	116 KING	18 QQ	18 ADA	1 SUITES	152 TOTAL





923-927 5TH ST. HOTEL
SHEET | A016

TYPICAL FLOOR PLAN (16 KEYS / FLOOR)

SCALE: 1/16" = 1'-0"
DATE: 06.15.2018



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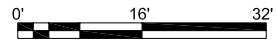
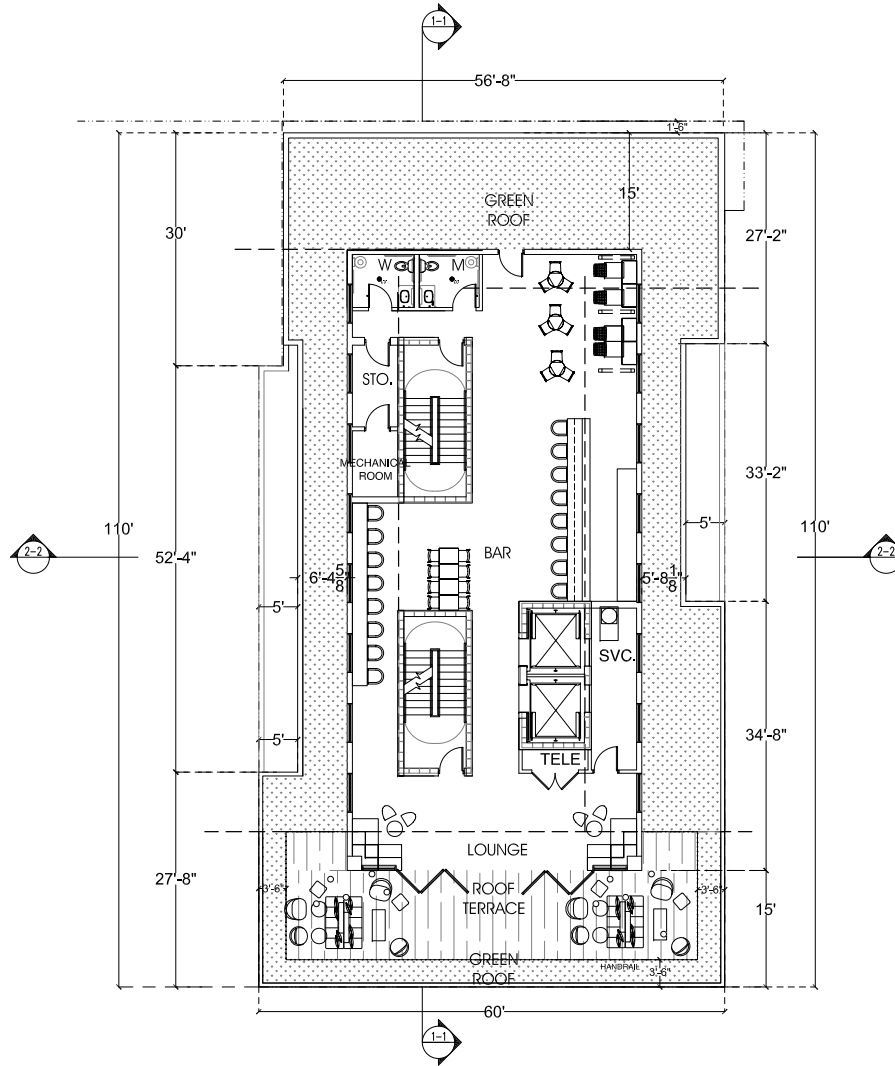
PENTHOUSE AREA SUMMARY

HABITABLE SPACE: 2,447 SF
 MECHANICAL: 55 SF
 CIRCULATION/EGRESS: 588 SF

GREEN ROOF: 2,137 SF

NOTE: PENTHOUSE INTENDED FOR PUBLIC ASSEMBLY USE

FRIDAY - SATURDAY: 2AM CLOSING
 SUNDAY - THURSDAY: 1AM CLOSING



923-927 5TH ST. HOTEL
 SHEET I A017

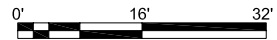
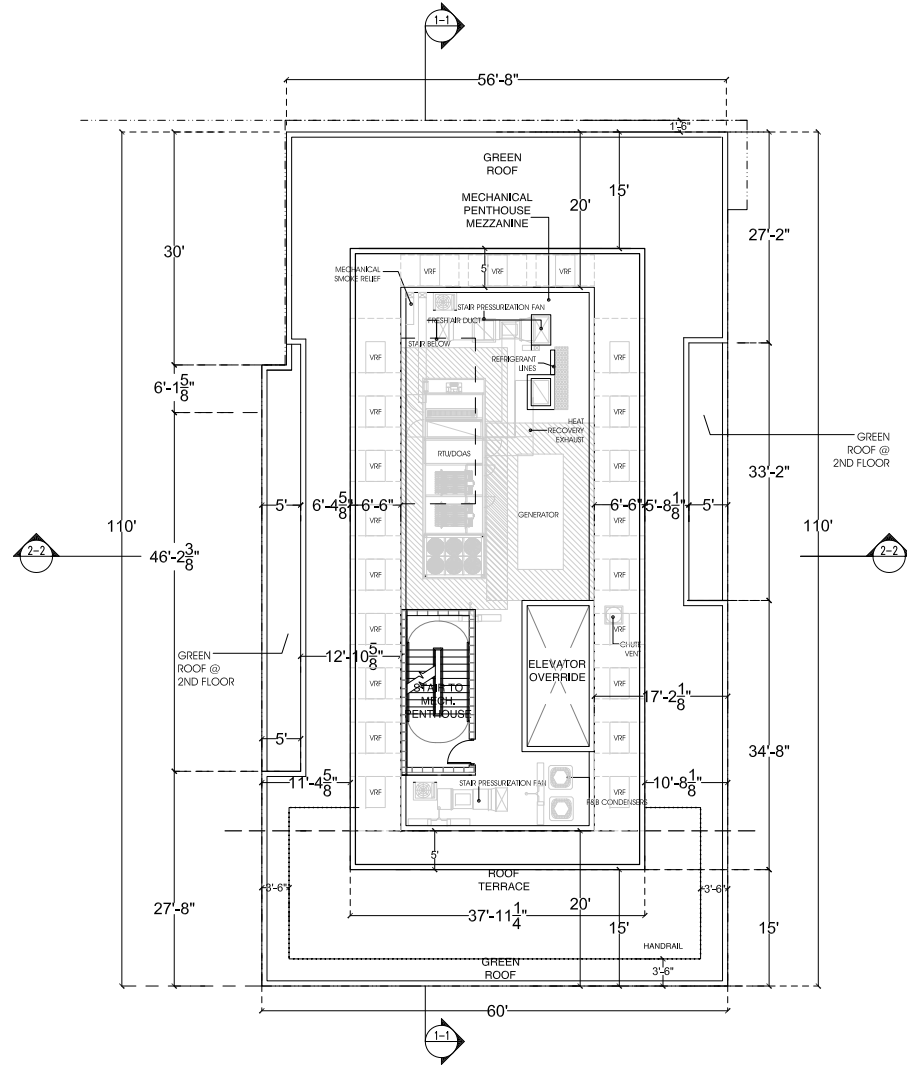
PENTHOUSE PLAN

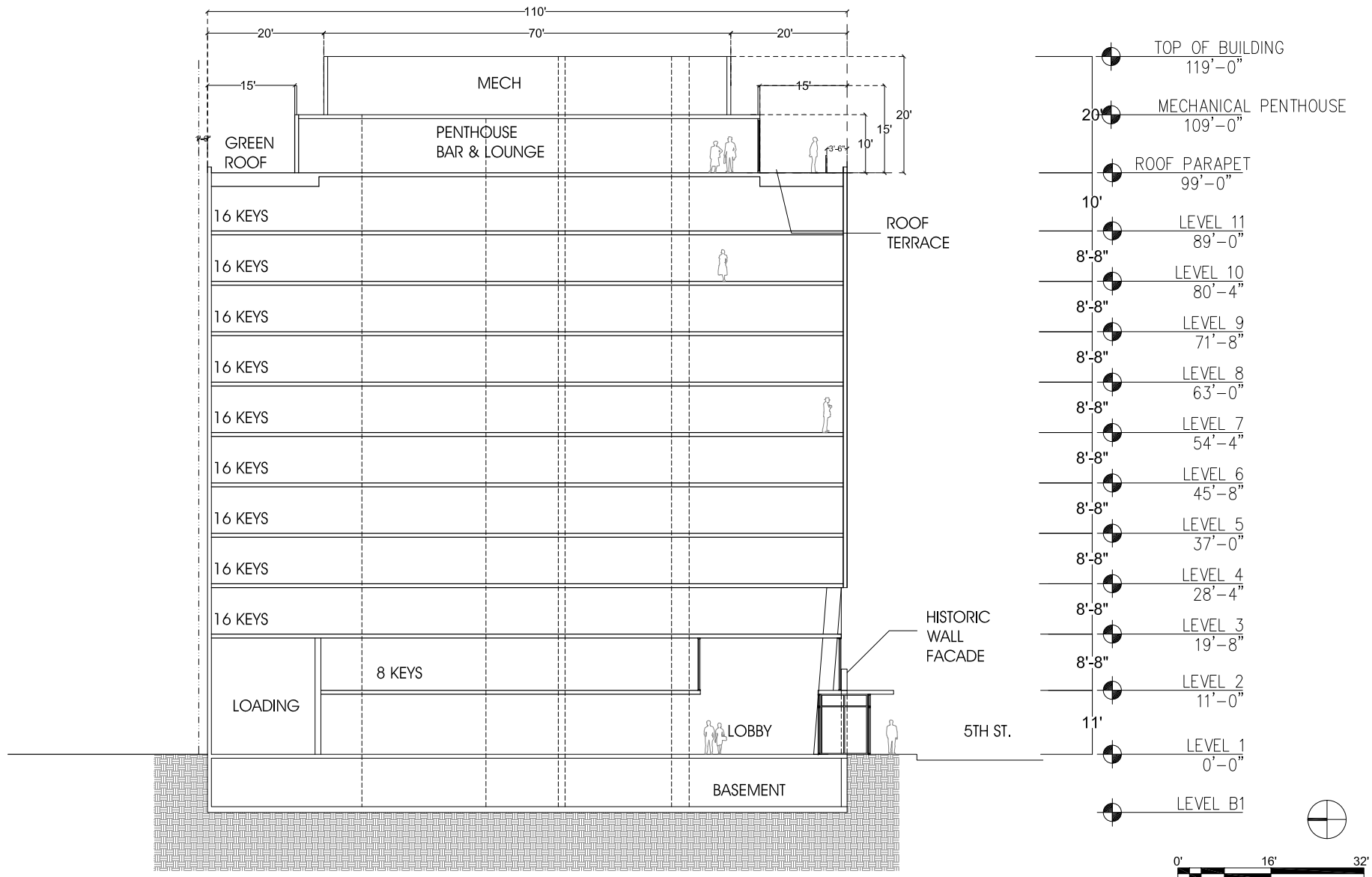
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 DATE: 06.15.2018

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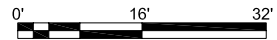
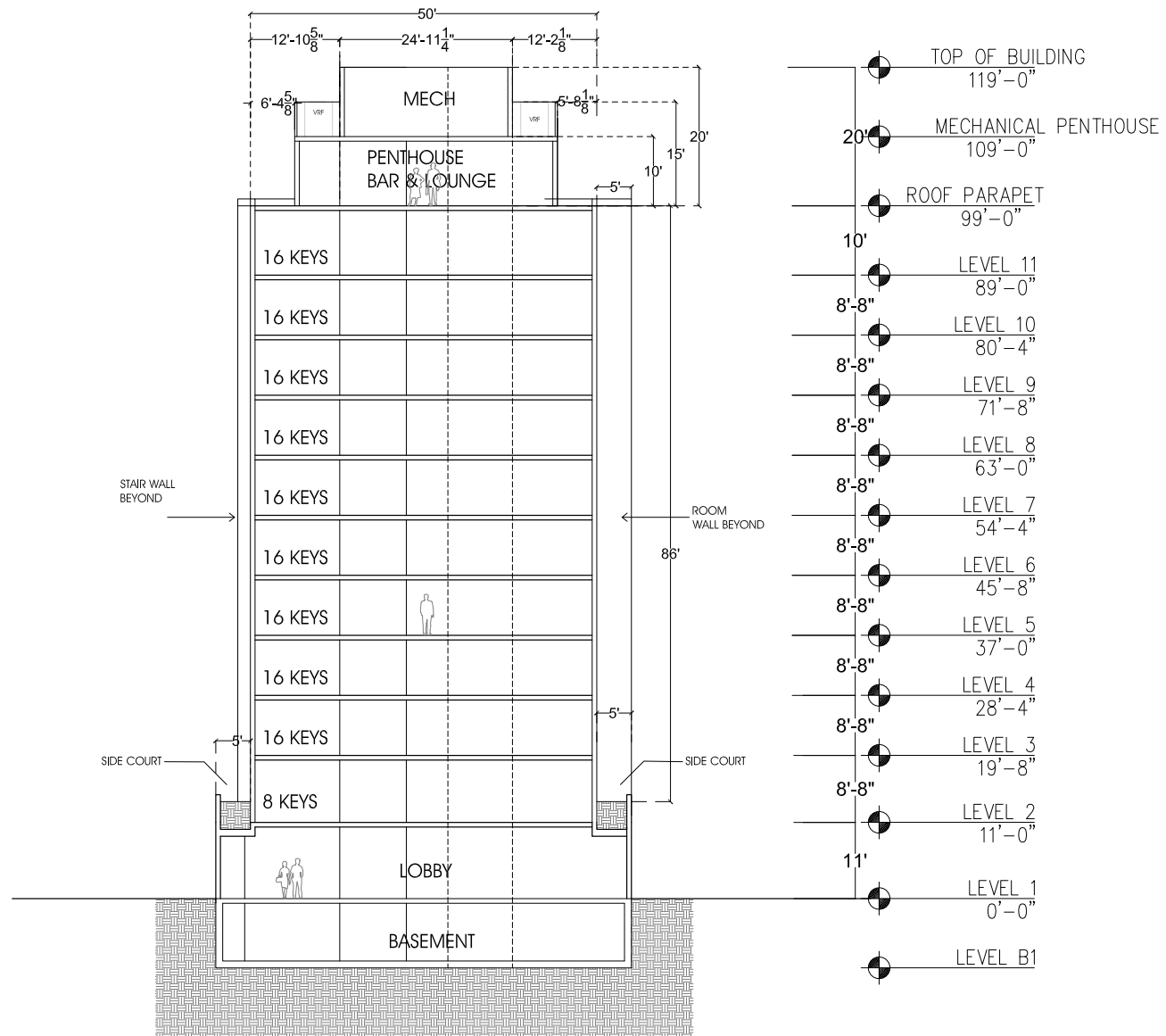
MECHANICAL AREA SUMMARY

MECHANICAL: 3,035 SF





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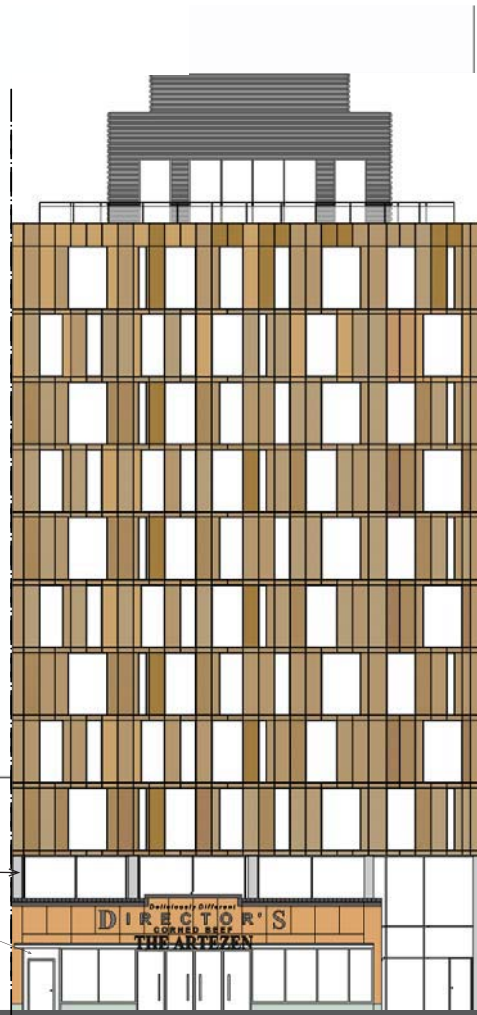
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BUILDING BEYOND

EXISTING HISTORIC BUILDING

EXPOSED CONCRETE (GRAY)

EXISTING HISTORIC FACADE



	TOP OF BUILDING	119'-0"
	MECHANICAL PENTHOUSE	111'-8"
20'	ROOF DECK	99'-0"
10'	LEVEL 11	89'-0"
8'-8"	LEVEL 10	80'-4"
8'-8"	LEVEL 9	71'-8"
8'-8"	LEVEL 8	63'-0"
8'-8"	LEVEL 7	54'-4"
8'-8"	LEVEL 6	45'-8"
8'-8"	LEVEL 5	37'-0"
8'-8"	LEVEL 4	28'-4"
8'-8"	LEVEL 3	19'-8"
8'-8"	LEVEL 2	11'-0"
11'	EXISTING HISTORIC BUILDINGS	
	LEVEL 1	0'-0"

PROPOSED BUILDING



923-927 5TH ST. HOTEL
SHEET | A022

EAST ELEVATION

SCALE: 1/16" = 1'-0"
DATE: 106.18.2018



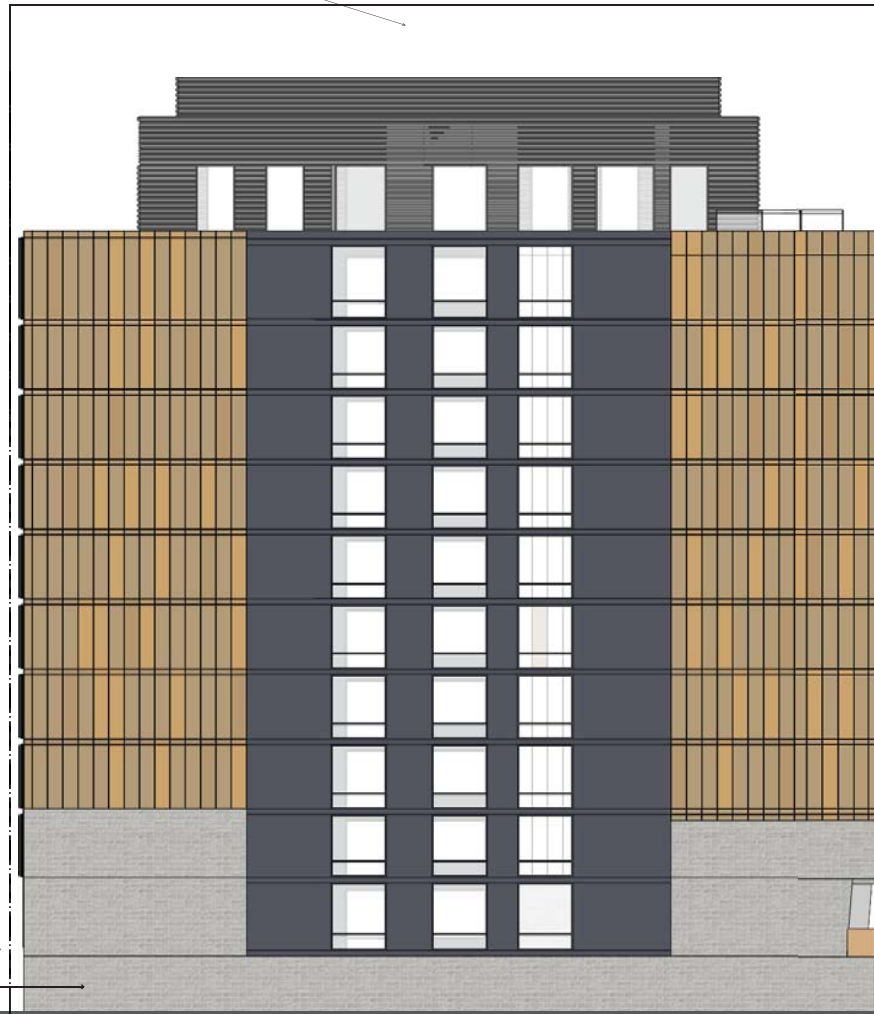
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ADJACENT BUILDING

PROPOSED BUILDING BEYOND

CMU BLOCK

ALLEY



- TOP OF BUILDING
119'-0"
- MECHANICAL PENTHOUSE
111'-8"
- 20'
- ROOF DECK
99'-0"
- 10'
- LEVEL 11
89'-0"
- 8'-8"
- LEVEL 10
80'-4"
- 8'-8"
- LEVEL 9
71'-8"
- 8'-8"
- LEVEL 8
63'-0"
- 8'-8"
- LEVEL 7
54'-4"
- 8'-8"
- LEVEL 6
45'-8"
- 8'-8"
- LEVEL 5
37'-0"
- 8'-8"
- LEVEL 4
28'-4"
- 8'-8"
- LEVEL 3
19'-8"
- 8'-8"
- LEVEL 2
11'-0"
- LEVEL 15TH ST.
0'-0"

923-927 5TH ST. HOTEL
SHEET | A023

NORTH ELEVATION

SCALE: 1/16" = 1'-0"
DATE: 06.18.2018

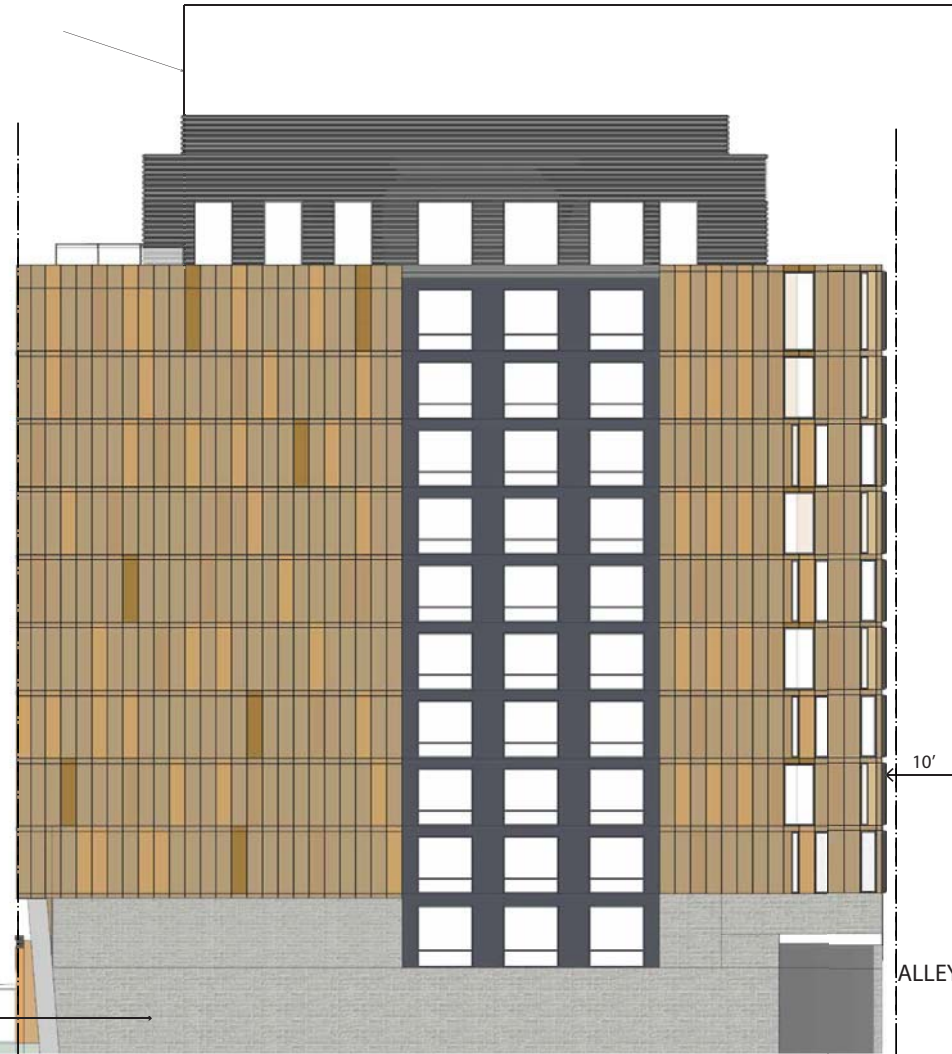
FILLAT+
ARCHITECTURE

BUILDING BEYOND

5TH ST.



CMU BLOCK



BUILDING

●	TOP OF BUILDING	119'-0"
●	MECHANICAL PENTHOUSE	111'-8"
20'		
●	ROOF DECK	99'-0"
10'		
●	LEVEL 11	89'-0"
8'-8"		
●	LEVEL 10	80'-4"
8'-8"		
●	LEVEL 9	71'-8"
8'-8"		
●	LEVEL 8	63'-0"
8'-8"		
●	LEVEL 7	54'-4"
8'-8"		
●	LEVEL 6	45'-8"
8'-8"		
●	LEVEL 5	37'-0"
10'		
●	LEVEL 4	28'-4"
8'-8"		
●	LEVEL 3	19'-8"
8'-8"		
●	LEVEL 2	11'-0"
11'		
●	LEVEL 1	0'-0"

ALLEY