

March 23, 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 Revised Plans**

Dear Chairperson Hill and Members of the Board:

On behalf of Kline Operations, LLC (the "Applicant"), please find enclosed the Applicant's revised architectural plans, as referenced in our previous filing at BZA Ex. No. 50.¹

Thank you for your attention to this matter. We look forward to presenting at the hearing on April 4, 2018. If you have any questions please do not hesitate to contact me on behalf of the Applicant.

Sincerely,

COZEN O'CONNOR

A handwritten signature in blue ink, appearing to read "Meridith H. Moldenhauer", written over a horizontal line.

Meridith H. Moldenhauer

¹ The Applicant has attached only the portions of the architectural plans that have been amended. The full set of the Applicant's previously-filed plans are found in the record at BZA Ex. Nos. 39A1-8.

CERTIFICATE OF SERVICE

I certify that on March 23, 2018, a copy of the Revised Plans was served via email on the Office of Planning and Advisory Neighborhood Commission 6E, as follows:

District of Columbia Office of Planning
Stephen Cochran
1100 4th Street SW, Suite E650
Washington, DC 20024
stephen.cochran@dc.gov

Advisory Neighborhood Commission 6E
Alex Marriot, SMD 6E05 and Chair
6E05@anc.dc.gov
Anthony Brown, Chair of Zoning Subcommittee
brownanc6e@gmail.com

COZEN O'CONNOR



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Washington, DC 20036



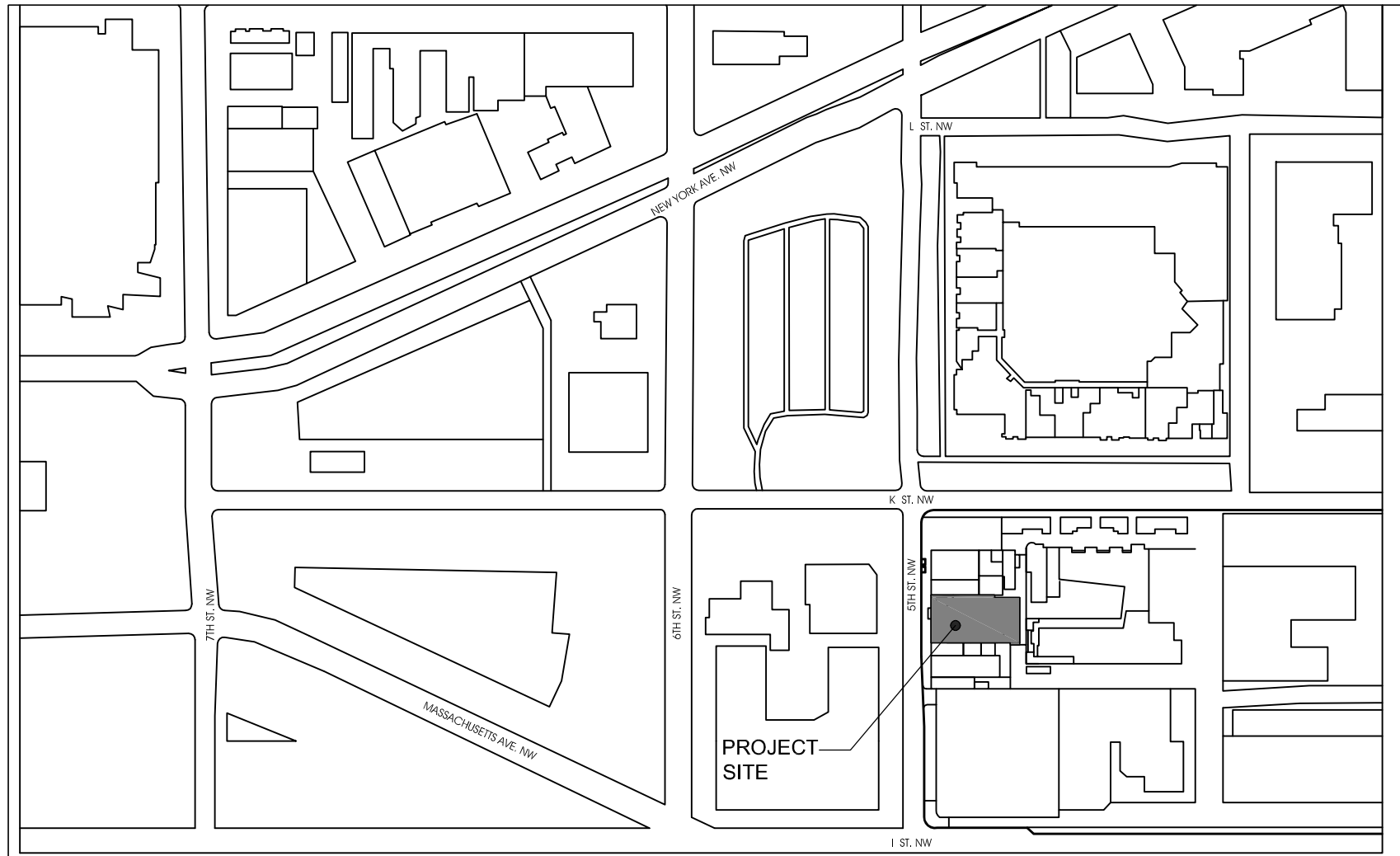
923-927 5TH STREET HOTEL

DC BOARD OF ZONING ADJUSTMENT DRAWING SET

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

OWNER | KLINE OPERATIONS

ARCHITECT | FILLAT + ARCHITECTURE



VICINITY PLAN
1" = 200'-0"

SHEET LIST			
SHEET #	SHEET NAME	SHEET #	SHEET NAME
SHEET A000	COVER SHEET	SHEET A016	3RD - 11 TH FLOOR PLAN
SHEET A001	PROJECT INFORMATION	SHEET A017	PENTHOUSE PLAN
SHEET A002	DESIGN MODEL FROM WEST VANTAGE	SHEET A018	MECHANICAL MEZZANINE PENTHOUSE PLAN
SHEET A003	DESIGN MODEL FROM NORTH WEST VANTAGE	SHEET A019	BUILDING SECTION 1-1
SHEET A004	LOCATION PLAN	SHEET A020	BUILDING SECTION 2-2
SHEET A005	RESIDENTIAL MAP PLAN	SHEET A021	WEST ELEVATION
SHEET A006	SITE PHOTOS	SHEET A022	EAST ELEVATION
SHEET A007	HISTORIC FACADE	SHEET A023	NORTH ELEVATION
SHEET A008	HISTORIC FACADE & EXISTING CONDITIONS 1	SHEET A024	SOUTH ELEVATION
SHEET A009	HISTORIC FACADE & EXISTING CONDITIONS 1	SHEET A025	DESIGN MODEL VIEW 1
SHEET A010	HISTORIC FACADE & EXISTING CONDITIONS 1	SHEET A026	DESIGN MODEL VIEW 2
SHEET A011	SITE PLAN - LOT ONLY	SHEET A027	DESIGN MODEL VIEW 3
SHEET A012	SITE PLAN - PROPOSED	SHEET A028	DESIGN MODEL VIEW 4
SHEET A013	CELLAR PLAN	SHEET A029	DESIGN MODEL VIEW 5
SHEET A014	GROUND FLOOR PLAN	SHEET A030	DESIGN MODEL VIEW 6
SHEET A015	2ND FLOOR PLAN	SHEET A031	RENDERING

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

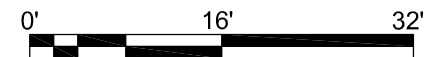
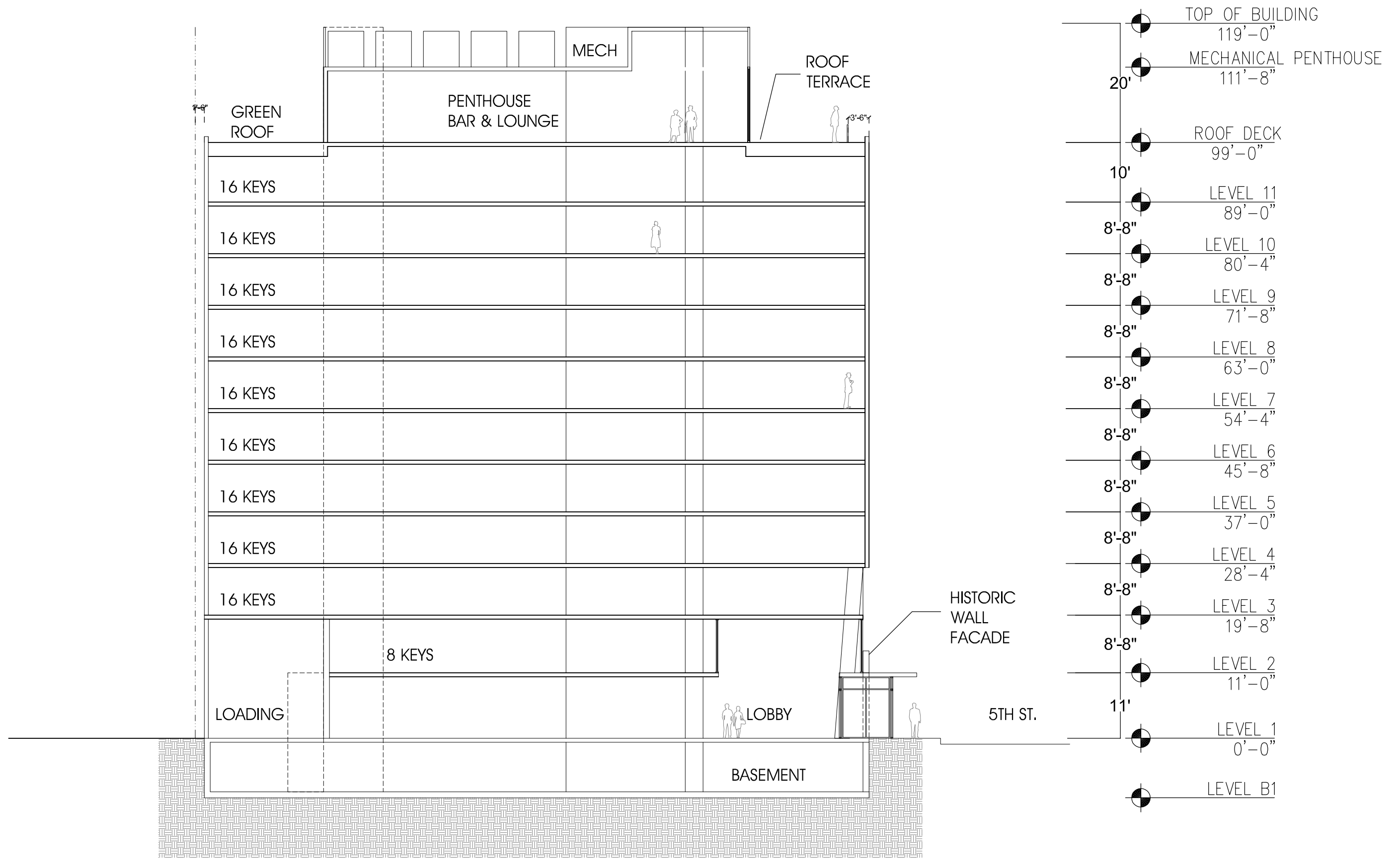
SMD
6E05

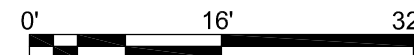
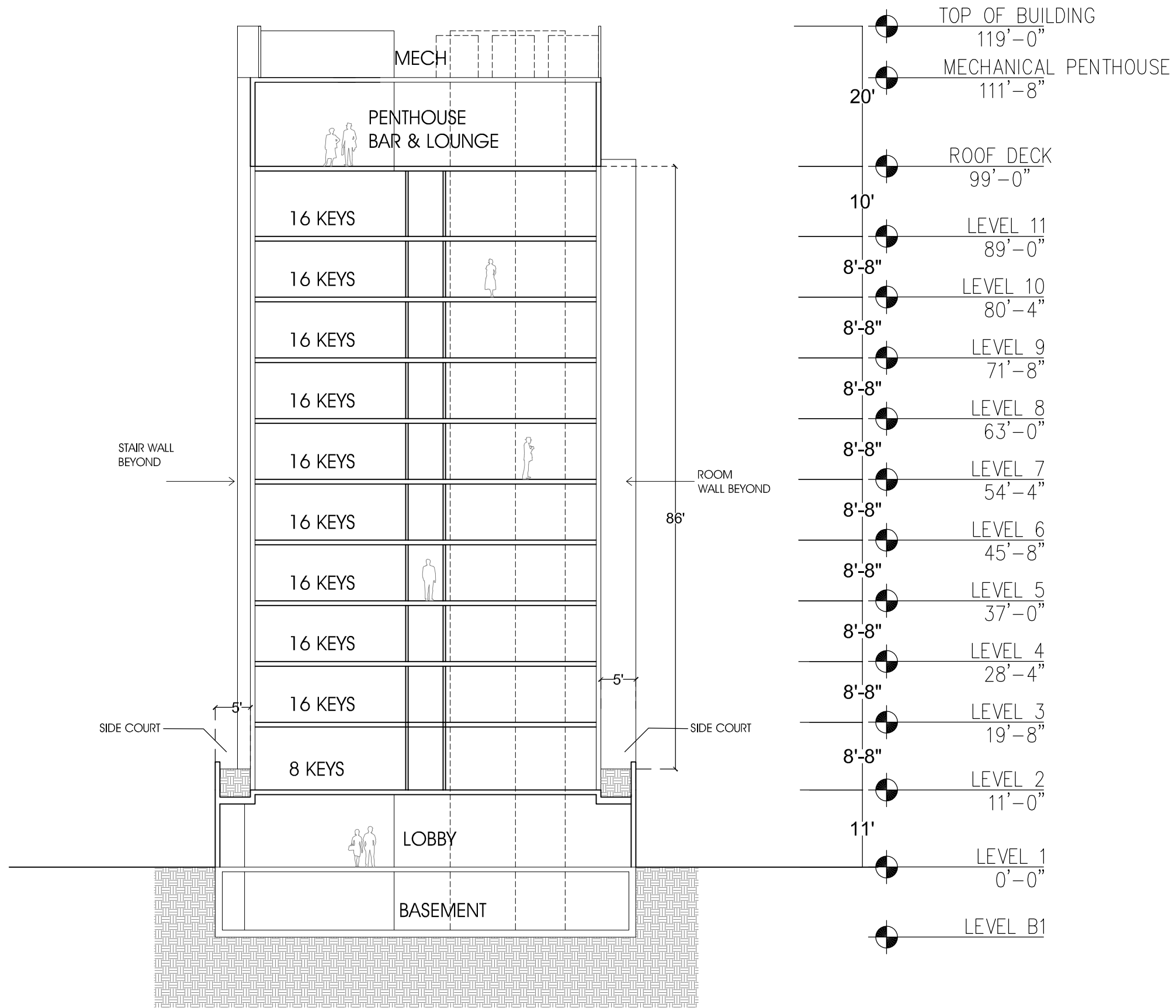
Site Area: 6,639 SF (Per Civil Survey & City Record)
FAR Proposed: FAR 9.94 = 65,957 SF
Proposed Gross Square Footage:

Ground Floor	6,452 SF
2nd Floor	4,011 SF - 8 ROOMS
3rd Floor	6,168 SF - 16 ROOMS
4th Floor	6,168 SF - 16 ROOMS
5th Floor	6,168 SF - 16 ROOMS
6th Floor	6,168 SF - 16 ROOMS
7th Floor	6,168 SF - 16 ROOMS
8th Floor	6,168 SF - 16 ROOMS
9th Floor	6,168 SF - 16 ROOMS
10th Floor	6,168 SF - 16 ROOMS
11th Floor	6,168 SF - 16 ROOMS

TOTAL GSF 65,957 SF - 152 ROOMS *
*SUBJECT TO FLEXIBILITY OF FINAL DESIGN (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	9.94 FAR
Green Area Ratio	0.2 = 1,655 SF	1,789 SF
Design Requirements	See Subtitle Chapter 603	Complies
Loading	2 Berths	1 Compliant Berth





BUILDING BEYOND

EXISTING HISTORIC BUILDING

EXISTING HISTORIC FACADE

PROPOSED BUILDING

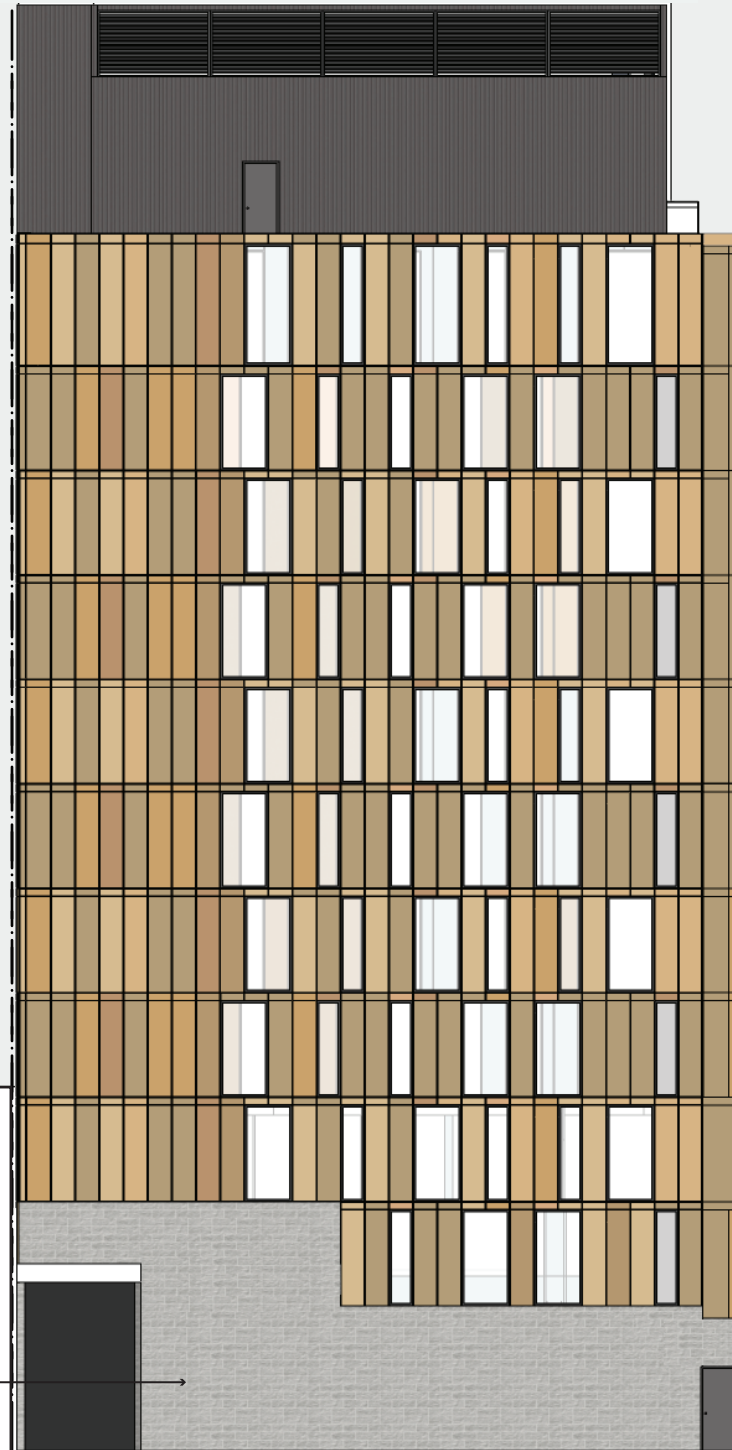


	TOP OF BUILDING	119'-0"
20'	MECHANICAL PENTHOUSE	111'-8"
	ROOF DECK	99'-0"
10'	LEVEL 11	89'-0"
8'-8"	LEVEL 10	80'-4"
8'-8"	LEVEL 9	71'-8"
8'-8"	LEVEL 8	63'-0"
8'-8"	LEVEL 7	54'-4"
8'-8"	LEVEL 6	45'-8"
8'-8"	LEVEL 5	37'-0"
8'-8"	LEVEL 4	28'-4"
8'-8"	LEVEL 3	19'-8"
8'-8"	LEVEL 2	11'-0"
11'	EXISTING HISTORIC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

PROPOSED BUILDING

EXISTING HISTORIC BUILDINGS

CMU BLOCK



	TOP OF BUILDING	119'-0"
20'	MECHANICAL PENTHOUSE	111'-8"
	ROOF DECK	99'-0"
10'	LEVEL 11	89'-0"
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K ST.