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Submitted via Interactive Zoning Information System (IZIS)

June 23, 2025

Board of Zoning Adjustment
of the District of Columbia
441 4th Street, NW, Suite 200-S
Washington, DC 20001

**Re: BZA Case No. 21320 | Application for Special Exception Relief – Min. Parking
Washington Georgetown Properties, LLC
3401 K Street, NW (Square 1183, Lot 813)**

Dear Members of the Board:

On behalf of Washington Georgetown Properties LLC (the “Applicant”), please find enclosed the Applicant’s Prehearing Submission, filed pursuant to Subtitle Y §§ 300.15 and 300.16 of the Zoning Regulations, and no later than thirty (30) days prior to the date of the public hearing.

Additionally, in accordance with Subtitle Y § 300.14, attached as Exhibit A to the Prehearing Statement is the transportation report submitted in support of the above-referenced application. The resume of the expert who prepared the report, Jami Milanovich of Wells + Associates, is already in the record and marked as [Exhibit 12](#).

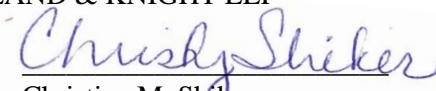
In this case, the Applicant requests special exception relief under Subtitle C § 703.2 and Subtitle X § 901.2 to allow a full reduction in the required on-site parking for a proposed seven-story, 230-room hotel at 3401 K Street, NW, as outlined in the Applicant’s original filing and further detailed in the Prehearing Statement.

We look forward to the Board’s consideration of the application at the hearing scheduled for July 23, 2025. Should you have any questions, please do not hesitate to have staff contact us.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By:


Christine M. Shiker
Christopher S. Cohen

Enclosure

cc: Certificate of Service

Board of Zoning Adjustment
District of Columbia
CASE NO.21320
EXHIBIT NO.18

Certificate of Service

I hereby certify that on June 23, 2025, a copy of this application to the Board of Zoning Adjustment was served by electronic mail on the following at the addresses stated below.

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/s/ Christopher S. Cohen

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