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Via E-mail: bzasubmissions@dc.gov

July 2, 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 Supplemental Filing with Waiver Request to Permit Filing Less Than 30 Days Before Public Hearing

Dear Members of the Board:

On behalf of Washington Georgetown Properties LLC (the “Applicant”), and at the request of the Office of Zoning, please find enclosed the floor plans for the third, fifth, sixth, and seventh floors of the hotel development at 3401 K Street, NW (the “Additional Floor Plans”) (Ex. A), which supplement the original plans filed as [Exhibit 5](#) in the case record. The Applicant respectfully requests that the Board exercise its waiver authority pursuant to Subtitle Y § 101.9, as there is good cause to allow this filing into the record fewer than 30 days before the public hearing scheduled for July 23, 2025. A completed Form 150 – Motion Form is submitted herewith for the waiver request.

As detailed in the Applicant’s prior filings, this application seeks special exception relief only from the minimum parking requirements for the lodging use, as set forth in Subtitle C § 701.5. **The Additional Floor Plans are not required to understand the relief requested, as detailed below, and are submitted in response to the Office of Zoning’s request that they be submitted to complete the record.**

The Additional Floor Plans were not included in the original filing because the requested special exception pertains exclusively to the minimum parking requirements. The hotel otherwise fully complies with all applicable zoning regulations. Furthermore, the hotel is already substantially constructed, and the omitted floors are typical in layout and substantially similar to those already submitted into the record. Given the narrow scope of the requested relief and the advanced stage of construction, the Applicant initially proceeded under the assumption that submission of the Additional Floor Plans was not necessary for the Board’s review.

The Applicant notes that Subtitle Y § 300.8(c) requires only that an applicant provide plans and elevations “in sufficient detail” to illustrate any proposed structure. The Applicant believes

Board of Zoning Adjustment
District of Columbia
CASE NO.21320
EXHIBIT NO.22

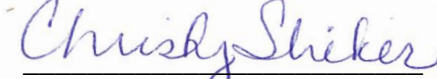
the existing plans in the record already provide the detail required for the relief sought. However, the Applicant is submitting the Additional Floor Plans to complete the record and provide further clarity.

Furthermore, the Applicant submits that there is good cause for the Board to grant a waiver from the 30-day filing requirement under Subtitle Y §§ 300.15 and 300.16 because (i) the Additional Floor Plans are not directly relevant to the relief requested, and (ii) the affected Advisory Neighborhood Commission (ANC 2E), the only other party to this case, has been informed of both the ongoing hotel construction and this application throughout its processing. The Applicant met with the ANC on June 30, 2025, at which time the ANC voted to support the requested special exception relief. The Applicant anticipates that the ANC will submit a resolution into the record reflecting its support prior to the public hearing.

We look forward to the Board's consideration of the application at the hearing on July 23, 2025. Please do not hesitate to have staff contact us with any questions or additional requests.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Christine M. Shiker
Christopher S. Cohen

Attachment

cc: Certificate of Service
Mark Hamala, Zoning Specialist, Office of Zoning (via e-mail: mark.hamala@dc.gov)

Certificate of Service

I hereby certify that on July 2, 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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