



FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
1183	813	MU-13	2E05

Address of Property: 3401 K Street, NW

ZONING INFORMATION

Relief from section(s): 11-C DCMR § 701.5

Type of Relief: Special Exception

Brief description of proposed project: The relief requested will permit the redevelopment of the property located at 3401 K Street, NW (Square 1183, Lot 813) into a seven-story, plus penthouse, hotel that will include 230 guestrooms (the “Project”).

Present use of Property: Two-story historic warehouse building.

Proposed use of Property: 3401 K Street, NW (Square 1183, Lot 813) (the “Property”) is being redeveloped into a seven-story, plus penthouse, hotel that will include 230 guestrooms (the “Project”). The Project will incorporate and preserve the two-story historic warehouse building, which will house the hotel lobby, retail uses, commercial adjunct uses such as a restaurant and a bar, back of house and mechanical space, and loading. The second floor will contain hotel guest rooms and back of house and mechanical space. A new five-story plus penthouse addition will be constructed above the existing two-story warehouse building, with those floors including hotel guest rooms. Finally, the proposed penthouse will be devoted to penthouse mechanical space and screened mechanical equipment.

CONTACT INFORMATION

Owner Information

Name: Washington Georgetown Properties LLC
E-mail: john.oliver@hklaw.com | christine.shiker@hklaw.com
Address: 800 17th Street N.W., Suite 1100 Washington, DC 20006
Phone No.s: (202)469-5531
Phone No. Alternate:

Authorized Agent Information

Name: Holland & Knight LLP
E-mail: john.oliver@hklaw.com | christine.shiker@hklaw.com
Address: 800 17th Street N.W., Suite 1100 Washington, DC 20006
Phone No.s: (202)469-5531
Phone No. Alternate:

WAIVERS

- Solar:
- I hereby certify my application is not subject to Subtitle D § 208.1 or Subtitle E § 206.3

FEE CALCULATOR

Fee Type	Fee	Unit	Total
Special exception (all other)	\$1560	1	\$1560
Grand Total			1560

SIGNATURE

Holland & Knight, LLP c/o John T. Oliver

Date
Board of Zoning Adjustment
District of Columbia
CASE NO. 21320
4/25/2025
EXHIBIT NO.1

