

Holland & Knight

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Submitted via Interactive Zoning Information System (IZIS)

April 25, 2025

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

Re: Application to the Board of Zoning Adjustment 3401 K Street, NW (Square 1183, Lot 813)

Dear Members of the Board:

On behalf of Washington Georgetown Properties LLC (the “Applicant”), we hereby submit an application for special exception relief pursuant to 11-C DCMR § 703.2 and 11-X DCMR § 901.2 from the minimum number of on-site vehicle parking spaces required under 11-C DCMR § 701.5 to reduce the required minimum number of on-site vehicle parking spaces from 40 to 13 (collectively, the “Application”). The relief requested will permit the redevelopment of the property located at 3401 K Street, NW (Square 1183, Lot 813) (the “Property”) into a seven-story, plus penthouse, hotel that will include 230 guestrooms (the “Project”).

The following materials are enclosed in support of the Application:

- A filing fee in the amount of \$1,560.00 for the relief requested;
- Letter from the Applicant authorizing Holland & Knight LLP to represent the Applicant;
- Completed BZA Form 135 – Zoning Self-Certification;
- Surveyor’s Plat;
- Portion of the Zoning Map showing the Property;
- Statement of existing and intended uses of the Property;
- Statement explaining how the Application meets the specific tests identified in the Zoning Regulations (“Statement in Support”);

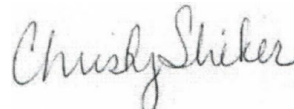
Board of Zoning Adjustment
District of Columbia
CASE NO.21320
EXHIBIT NO.10

- Architectural plans and elevations;
- Existing photographs of the Property;
- A written summary of the testimony of all witnesses;
- A copy of the resume of any expert witness who will be testifying;
- The name and addresses of the owners of all property located within two hundred feet (200 ft.) of the Property and names and addresses of each lessee having a lease with the owner for all or part of any building located on the Property involved in the Application;
- A statement of the efforts made by the Applicant to apprise the affected Advisory Neighborhood Commission (“ANC”) 2E of the Application and a pledge that the Applicant will supplement the record regarding any outreach efforts at least twenty-one (21) days prior to the public hearing (included within the Statement in Support);
- A certificate of service demonstrating that the Office of Planning and the affected ANC 2E have been provided a copy of the Application (see end of this letter); and
- A certificate of proficiency.

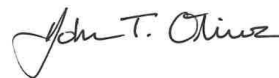
Respectfully submitted,

HOLLAND & KNIGHT LLP

By:



Christine M. Shiker



John T. Oliver

Enclosures

cc: Certificate of Service

CERTIFICATE OF SERVICE

I hereby certify that on April 25, 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.

D.C. Office of Planning

Jennifer Steingasser

jennifer.steingasser@dc.gov

Joel Lawson

joel.lawson@dc.gov

District Department of Transportation

Erkin Ozberk

erkin.ozberk1@dc.gov

Advisory Neighborhood Commission 2E

ANC 2E c/o

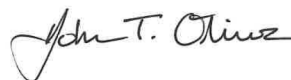
Commissioner Gwendolyn Lohse, Chair ANC 2E

2E@anc.dc.gov

2E06@anc.dc.gov

Commissioner Mimsy Lindner, SMD Rep.

2E05@anc.dc.gov



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