

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

BZA APPLICATION NO. 20974-B

**DC Chinatown Hotel Owner LLC
503-517 H Street, NW
Square 485, Lots 3, 30, 42-44, and 48**

Outlines of Witness Testimony

Submitted in Accordance with Subtitle Y § 300.8(k)

**Stephan Rodiger
President, Rift Valley Capital**

1. Site history
2. Overview of original BZA approval
3. Proposed modifications to approved project
4. Work with Chinatown community, affected ANC, and District agencies

**Peter Fillat, III
President + CEO, FILLAT+ Architecture**

The Applicant is proffering Mr. Fillat as an expert witness in architecture and design. A copy of Mr. Fillat's resume is attached hereto.

1. Purpose and overview of proposed design modifications
2. Summary of HPO staff and HPRB review
3. Impacts of the additional story on the minimum required rear yard depth
4. Shadow study comparison: approved project vs. modified design
5. Overview of variance justifications:
 - a. Historical and urban context of the site (exceptional conditions)
 - b. Constrained buildable area and lodging use viability (practical difficulty)
 - c. No substantial impairment of Zoning Regulations or detriment to the public good

PETER FILLAT, III

AIA, LEED AP

President & CEO

peter.fillat@pfarc.com

FILLAT+
ARCHITECTURE



In 1992 Mr. Fillat formed his own studio in order to intimately explore design. In doing so Mr. Fillat created a practice focused on creatively approaching problems in order to find unique and innovative solutions. Under his sole direction the practice focuses on architecture, interior design, urban design, and sustainable practices. Mr. Fillat is committed to creating lasting works of architecture and designing in harmony with the environment. He is dedicated to engaging communities and individuals with works based in permanence that delight the people they serve, are respectful of the environment, and create unity between form, function, and spirit.

SELECTED EXPERIENCE

HOSPITALITY

Moxy DC by Marriott	Washington, DC
Meininger DC	Washington, DC
Maple Lawn Residence Inn	Howard County, MD
AC Hotel by Marriott	Washington, DC
Generator Youth Hostel	Washington, DC
Hyatt Place	Baltimore, MD
Dulles Hyatt EMC	Herndon, VA
Miramar Courtyard by Marriott	Ocean City, MD
Eilan Hotel & Spa, Autograph Collection by Marriott	San Antonio, TX
Baltimore Waterfront Marriott	Baltimore, MD
IHE Courtyard by Marriott	Baltimore, MD
Silver Spring Courtyard by Marriott	Silver Spring, MD
Renaissance Grand by Marriott	St. Louis, MO
Bear Creek Mountain Resort	Macungie, PA
Liberty Marina & Resort	Annapolis, MD
Queenstown Harbor Resort	Queenstown, MD
Foxwoods Golf Resort	Mashantucket, CT
The Resort at Levera Beach	Grenada, West Indies
Fort Baker Retreat & Conference Center	San Francisco, CA
Palmas Del Mar Marriott Resort	Palmas Del Mar, Puerto Rico

EDUCATION

BArch, 1982,
Syracuse University

REGISTRATIONS

Registered Architect:
DC, MD, VA, NJ, PA,
FL, TX
LEED Accredited
Professional

AFFILIATIONS

Member, AIA
Member, DCBIA
Member, DCPL
Member, ICSC
Member, Maryland
Hispanic Chamber of
Commerce
Member, NCARB
Member, ULI
Member, USGBC

BACKGROUND

FILLAT+ Architecture
President & CEO
1992 - Present

RTKL Associates
Associate Principal
1983 - 1992

MIXED-USE

400 E. Pratt Street	Baltimore, MD
Tech World	Washington, DC
University Gateway	Nanjing, China
Harbor East - Parcels B, C, G, H, P	Baltimore, MD
Metroview	New Carrollton, MD
18 W Saratoga Street	Baltimore, MD
Metropike	Rockville, MD

MULTIFAMILY

9th & M Condos	Washington, DC
Emblem at Barracks Row	Washington, DC
L on Liberty	Baltimore, MD
300 Warwick	Baltimore, MD
Church Street Micro-Residential	Washington, DC
The Residences at Annapolis Junction	Howard County, MD
Berkleigh Residences at Baltimore Crossroads	White Marsh, MD
M on Madison	Baltimore, MD
Oella Mill	Ellicott City, MD
New Urban Housing	Pittsburgh, PA