



July 19, 2018

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Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20010

**RE: BZA Case #19169C
Submission consisting only of the “Revised” Plans subject to this proceeding**

Chairperson Hill and Honorable Members of the Board:

On behalf of the Applicant, Birchington, LLC (the “Applicant”), please find enclosed the collated set of the “Revised” Plan sheets contained in BZA Exhibit #34A.¹ The information contained in the “Revised” Plans is consistent with the plan sheets marked “Revised” or “Added” in BZA Exhibit #34A.

The case is scheduled to be heard before the Board of Zoning Adjustment on July 25, 2018. Thank you for your attention to this matter. Please let us know if you have any questions.

Sincerely,

COZEN O’CONNOR

By: Meridith Moldenhauer

¹ BZA Exhibit #34A includes both the Approved Plans and the “Revised” Plans. This current filing only includes the “Revised” Plans for ease of reference during the public hearing on July 25th.

Certificate of Service

I hereby certify that on this 19th day of July, 2018, a copy of these collated revised plans were served, via email, as follows:

District of Columbia Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024
Stephen.cochran@dc.gov

District Department of Transportation
55 M Street SE, Suite 400
c/o Jonathan Rogers
Washington, DC 20003
Anna.chamberlin@dc.gov
jonathan.rodgers2@dc.gov

Advisory Neighborhood Commission 6E
c/o Alex Marriott, Chairperson
6E05@anc.dc.gov

Advisory Neighborhood Commission 6E07
c/o Kevin Rogers, Chairperson/SMD Commissioner
6E07@anc.dc.gov



By: Meredith Moldenhauer

Board of Zoning Adjustment
District of Columbia
CASE NO: 19169C
Exhibit No : 39

317 K STREET NW

317 K STREET NW
WASHINGTON, DC 20001

SQUARE: 526
LOTS: 20, 21, 804, 805, 824, 829

DRAWING LIST

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ZR-16 REGULATIONS

ZONING REQUIREMENTS	REQUIRED/ALLOWED		PROVIDED	
Zoning District	D-4-R		D-4-R	
Lot Area	10,758		10,758	
FAR Total Hotel (Max for Preferred uses 11)	11	117,997	10.4	111,604
<i>Inclusive FAR Breakout</i>				
Non-Residential FAR (Hotel)	3.5	37,685	3.5	37,685
Off Site CLD/ TDR/ Credits	7.5	80,312	6.9	73,919
Financial Contribution to Affordable Housing (Hotel)	N/A		N/A	0
Subtotal (Hotel)	11.0	117,997	10.4	111,604
Bonus Financial Contribution to Affordable Housing or TRDs (Hotel)			0.0	
	11.0	117,997	10.4	111,604
Residential FAR onsite			0.0	
TOTAL FAR	11.0	117,997	10.4	111,604
Lot Occupancy				
Ground Floor	100%	10,767	100%	10,758
Second Floor	100%	10,767	80%	8,582
Typical Hotel Floor (3-12)	100%	10,767	79%	8,492
Thirteenth Floor			79%	8,472
Height	130'-0"		130'-0"	
Closed Court at Hotel Floors 1-11 (Height of Court - 100')	Current: Hotel width 3" per foot but not less than 12'-0". Required width=25'0" Minimum area - Note less than 250 SF and not less than twice the square width of required court (25x25) x 2 = 1,250 SF Revised: Hotel use increased. Hotel Floors 1-13 (Height of Court - 110'-0" = 27'-5" min area 1513 sf)		Approx. 35'-4" X 54'-4" (Irregular shape) = 2,166 SF	
Closed Court at Residential Floors 12-14 (Height of Court - 30')	Residential width 4" per foot but not less than 15'-0". Required width=15'0" Minimum area - Note less than 350 SF and not less than twice the square width of required court (15x15) x 2 = 450 SF		Residential Use Removed	
Rear Yard Setback	15'-0" - Not required if closed court is provided		None Provided Rearyard relief approved in BZA Case No. 19169	
Side Yard Setback	None required		None	
Penthouse Height	18'-6"		18'-6"	
Hotel Parking (Based on floors 2-11 hotel/200 rooms and 2,040 hotel public space/bar)	No parking spaces required under ZR-16		42 spaces provided Relief already granted for 76 spaces in BZA Case No. 19169. No additional relief required	
Residential Parking (Based on floors 12-14 as residential, 30 units total)	N/A		Residential Use Removed	
Total Parking	No parking spaces required under ZR-16		42 Spaces	
Hotel Loading Berth	Current: 1 @ 30'-0" Deep Revised: Hotel use increased = 2 @ 30'-0" Deep		None Provided Relief from 30' berth approved in BZA Case No. 19169. Additional relief required for two 30' loading berth.	
Hotel Service/Delivery Loading Space	1 @ 20'-0" Deep		2 @ 20'-0" Deep	
Hotel Bikes	Long Term: 1/10,000sf = 11 bike spaces Short Term: 1/40,000sf = 3 bike spaces		14 Bike Spaces Provided	
GAR	Approx. 30% site area to be vegetated		Approx. 30% site area to be vegetated	
Driveway Grade	12% grade required		14% grade proposed - Relief Requested	

- RESIDENTIAL USE REMOVED
- HOTEL USE INCREASED
- FAR REDUCED
- 1 FLOOR REMOVED

FLOORS	KEYS	FAR and GSF		
		NON-FAR	FAR	GSF
Garage 2		10,757 SF		10,757 SF
Garage 1		10,757 SF		10,757 SF
Ground			9,456 SF	9,456 SF
Second	16 KEYS	218 SF	8,582 SF	8,800 SF
Third	21 KEYS	218 SF	8,492 SF	8,710 SF
Fourth	21 KEYS	218 SF	8,492 SF	8,710 SF
Fifth	21 KEYS	218 SF	8,492 SF	8,710 SF
Sixth	21 KEYS	218 SF	8,492 SF	8,710 SF
Seventh	21 KEYS	218 SF	8,492 SF	8,710 SF
Eighth	21 KEYS	218 SF	8,492 SF	8,710 SF
Ninth	21 KEYS	218 SF	8,492 SF	8,710 SF
Tenth	21 KEYS	218 SF	8,492 SF	8,710 SF
Eleventh	21 KEYS	218 SF	8,492 SF	8,710 SF
Twelfth	21 KEYS	218 SF	8,492 SF	8,710 SF
Thirteenth	21 KEYS	117 SF	8,472 SF	8,589 SF
PH Roof		2,862 SF		2,862 SF
PH Mezzanine		223 SF		223 SF
TOTAL	247 KEYS	27114 SF	111,430 SF	138,544 SF



Plans are illustrative, and final layouts and interior plans may change during permitting. Minor changes to materials and color ranges may be necessary based on availability at the time of construction.

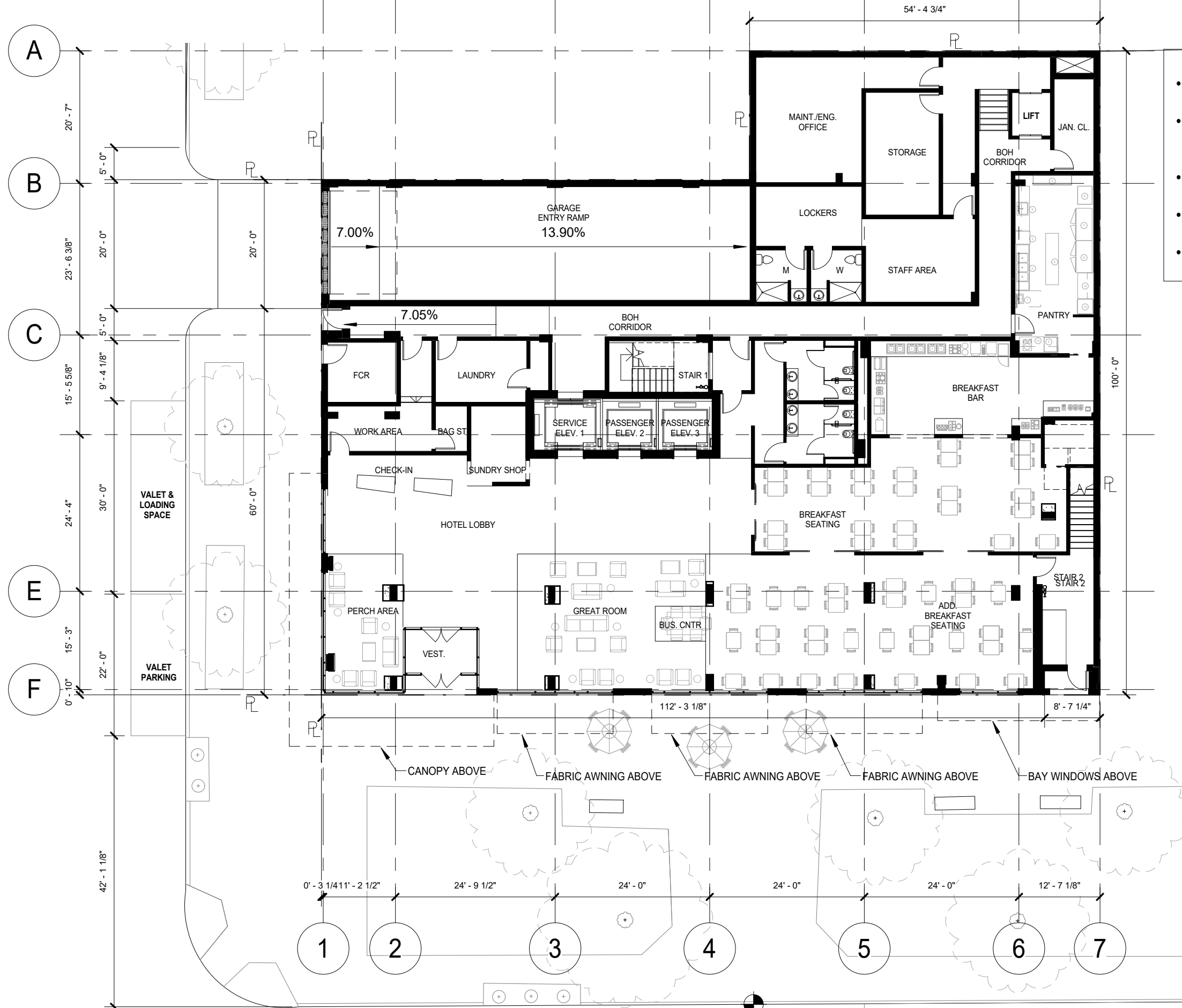
317 K Street NW

MAY 04, 2018

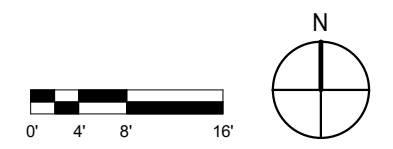
ZONING DATA

A-01

4TH STREET NW



- RESIDENTIAL LOBBY AND ENTRY REMOVED
- HOTEL ENTRY REVISED AND SW CORNER INFILLED
- GARAGE ENTRY RELOCATED
- CANOPY EXPANDED
- INTERIOR LAYOUT REVISED



317 K Street NW

K STREET NW

GROUND FLOOR PLAN

A-11

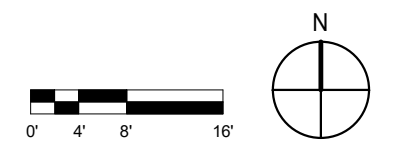
Plans are illustrative, and final layouts and interior plans may change during permitting. Minor changes to materials and color ranges may be necessary based on availability at the time of construction.

MAY 04, 2018





- INTERIOR LAYOUT REVISED
- BAY PROJECTIONS ADDED AT SE CORNER AND SW CORNER
- FACADE RECESS REMOVED



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317 K Street NW

MAY 04, 2018

SECOND FLOOR PLAN

A-12



- INTERIOR LAYOUT REVISED
- BAY PROJECTIONS ADDED AT SE CORNER AND SW CORNER
- FACADE RECESSES REMOVED



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317 K Street NW

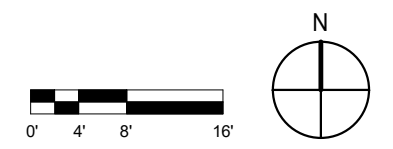
MAY 04, 2018

TYPICAL FLOOR PLAN (3-12)

A-13



- RESIDENTIAL REMOVED
- HOTEL USE ADDED
- BAY PROJECTION ADDED AT SW CORNER



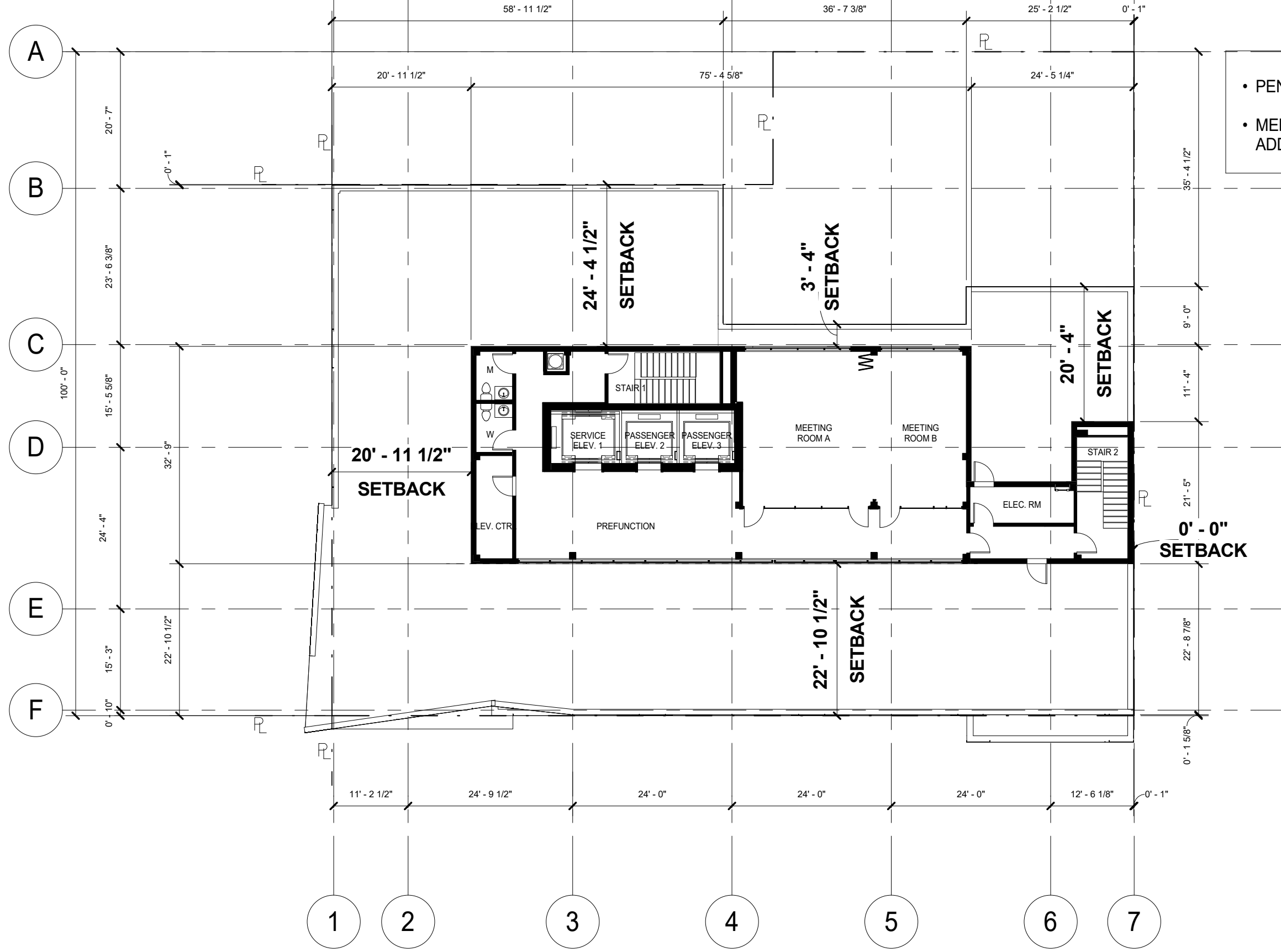
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317 K Street NW

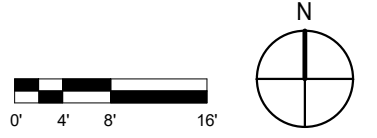
MAY 04, 2018

THIRTEENTH FLOOR PLAN

A-14



- PENTHOUSE CONFIGURATION REVISED
- MEETING SPACES AND RESTROOMS ADDED



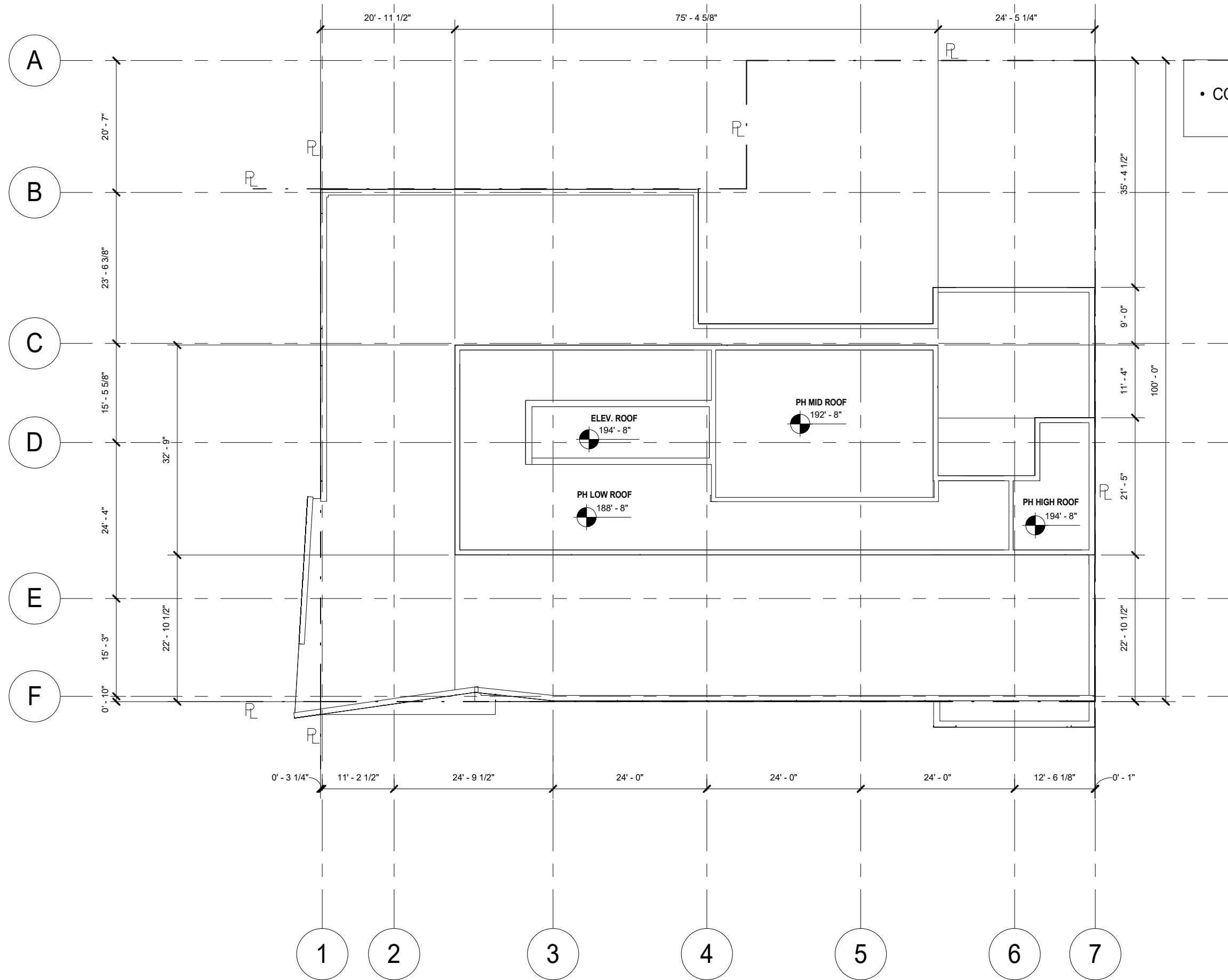
317 K Street NW

ROOF FLOOR PLAN

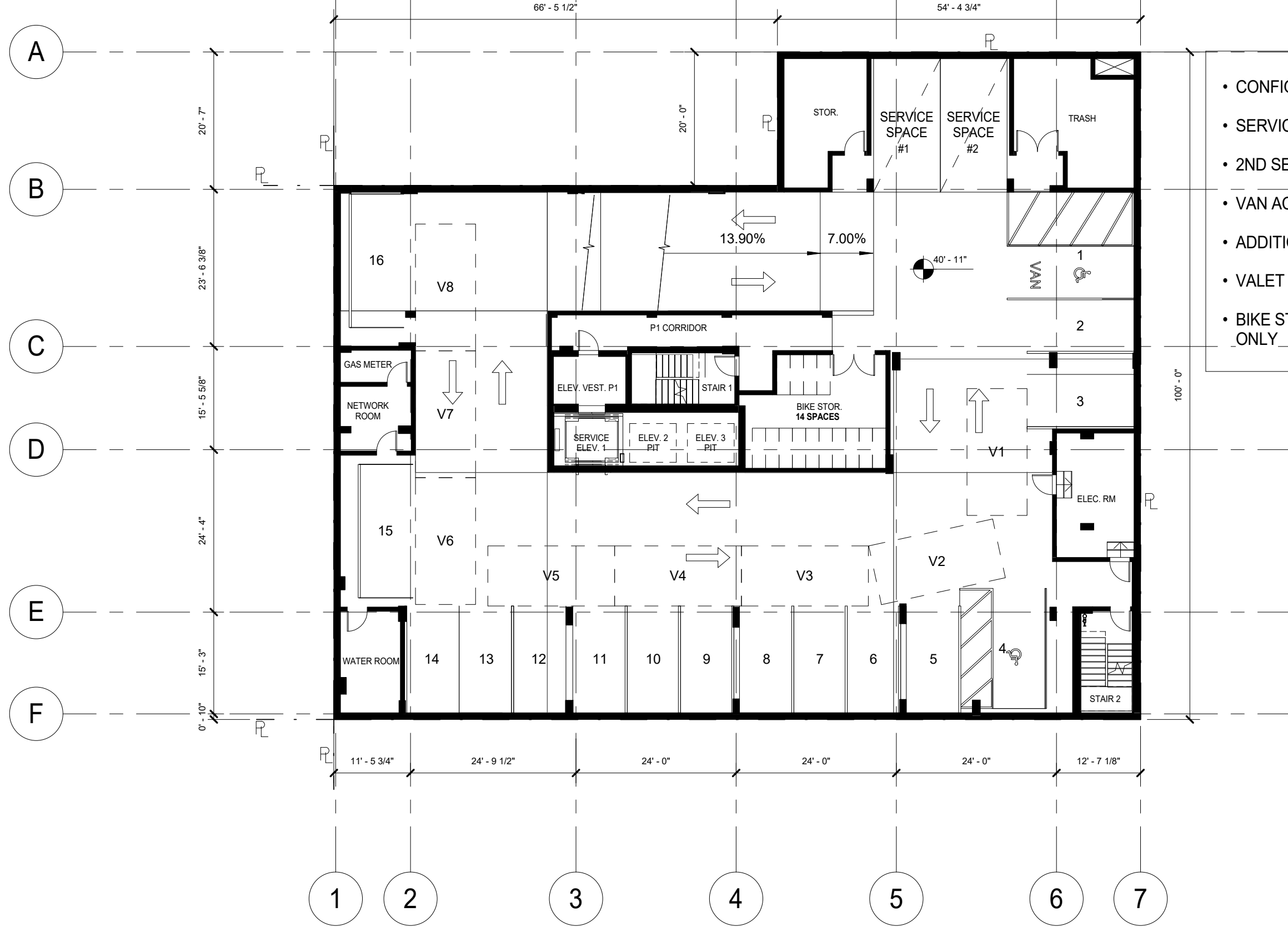
A-15

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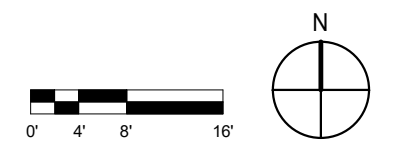
MAY 04, 2018



• CONFIGURATION REVISED



- CONFIGURATION REVISED
- SERVICE SPACE RELOCATED
- 2ND SERVICE SPACE ADDED
- VAN ACCESSIBLE SPACE RELOCATED
- ADDITIONAL HANDICAP SPACE PROVIDED
- VALET SPACES ADDED
- BIKE STORAGE REDUCED FOR HOTEL USE ONLY



317 K Street NW

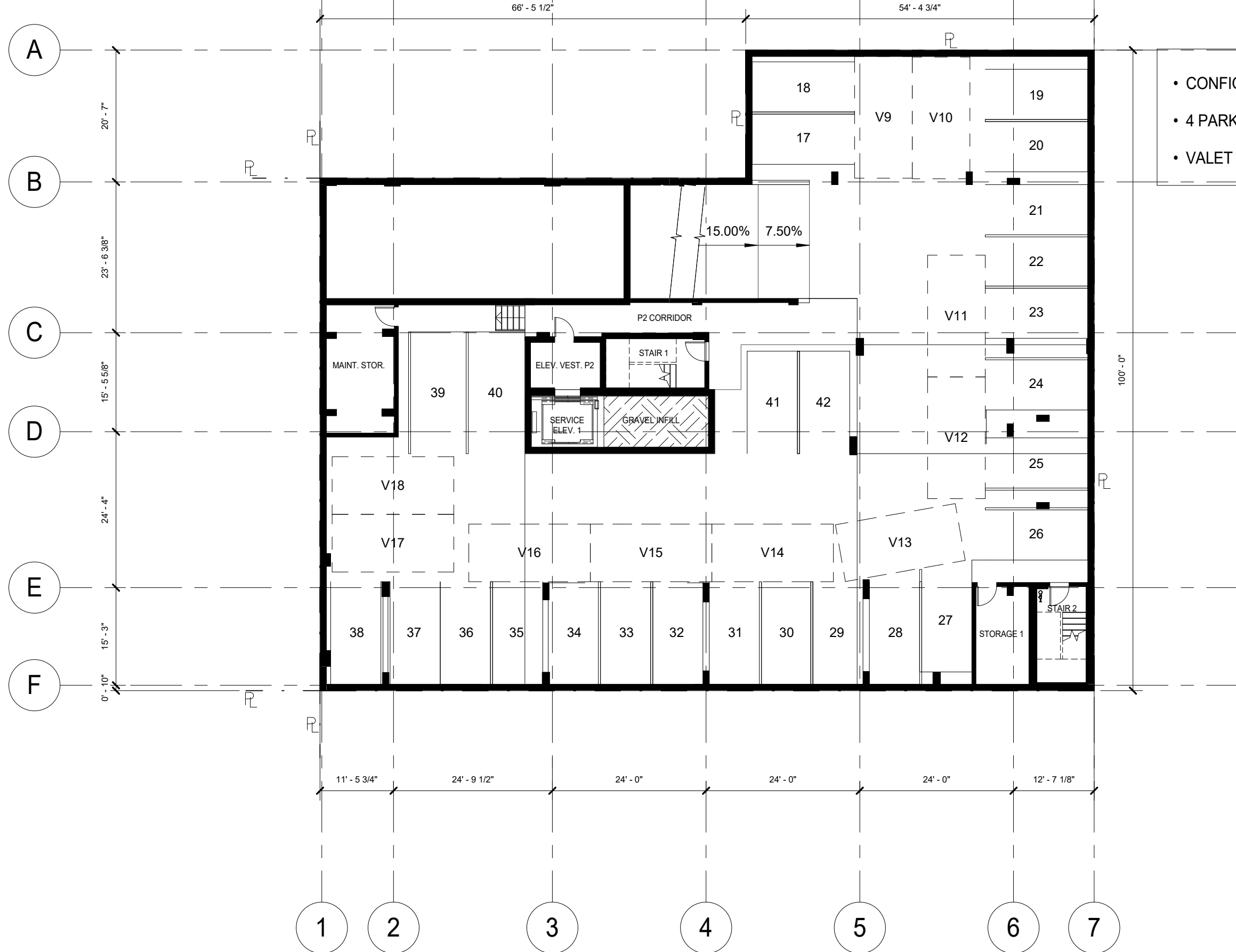
GARAGE PLAN - G1

A-17

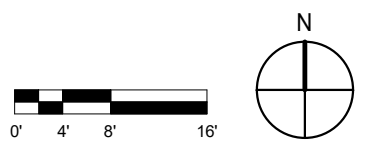
Plans are illustrative, and final layouts and interior plans may change during permitting. Minor changes to materials and color ranges may be necessary based on availability at the time of construction.

MAY 04, 2018





- CONFIGURATION REVISED
- 4 PARKING SPACES REMOVED
- VALET SPACES ADDED



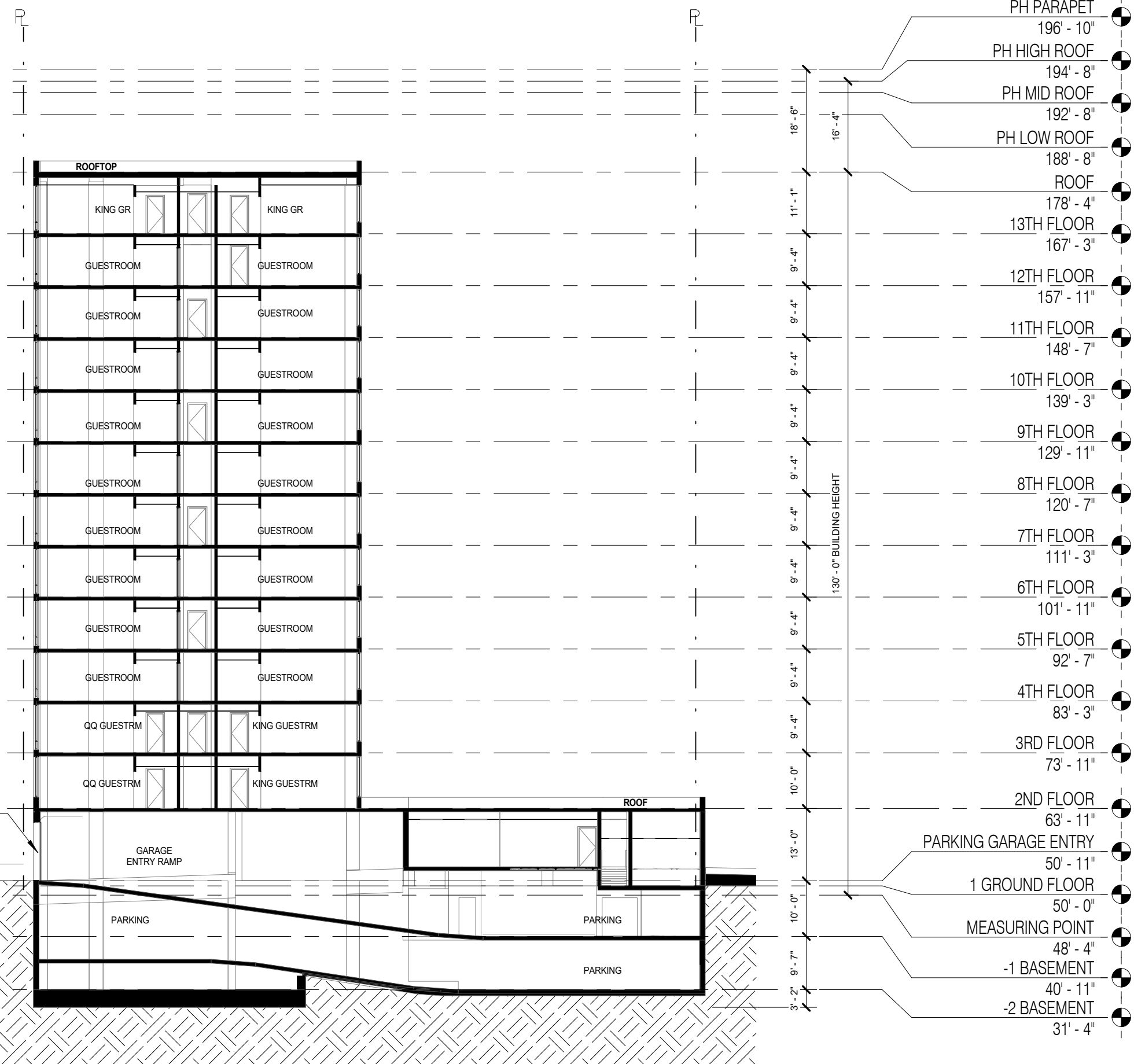
317 K Street NW

GARAGE PLAN - G2

A-18

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MAY 04, 2018



- ONE FLOOR REMOVED
- FLOOR TO FLOOR HEIGHT REVISED
- MEASURING POINT IDENTIFIED

PH PARAPET	196' - 10"
PH HIGH ROOF	194' - 8"
PH MID ROOF	192' - 8"
PH LOW ROOF	188' - 8"
ROOF	178' - 4"
13TH FLOOR	167' - 3"
12TH FLOOR	157' - 11"
11TH FLOOR	148' - 7"
10TH FLOOR	139' - 3"
9TH FLOOR	129' - 11"
8TH FLOOR	120' - 7"
7TH FLOOR	111' - 3"
6TH FLOOR	101' - 11"
5TH FLOOR	92' - 7"
4TH FLOOR	83' - 3"
3RD FLOOR	73' - 11"
2ND FLOOR	63' - 11"
PARKING GARAGE ENTRY	50' - 11"
1 GROUND FLOOR	50' - 0"
MEASURING POINT	48' - 4"
-1 BASEMENT	40' - 11"
-2 BASEMENT	31' - 4"

