

June 27, 2018



Meridith H. Moldenhauer
Alyssa L. Bigley

Direct Phone 202-747-0767
Direct Fax 202-683-9389
mmoldenhauer@cozen.com
abigley@cozen.com

VIA IZIS

Frederick Hill, Chairperson
Board of Zoning Adjustment
441 4th Street NW Suite 210S
Washington, DC 20001

Re: BZA Application 19722 - 923-927 5th Street NW
Applicant's Final Plan Set

Dear Chairperson Hill and Members of the Board:

On behalf of Kline Operations, LLC (the "Applicant"), please find enclosed the Applicant's final revised plan set with a one-story mechanical penthouse and the revised Self-Certification Form 135 removing special exception for penthouse lounge use, as requested by the Board at the hearing on June 20, 2018.

Thank you for your attention to this matter.

Sincerely,

COZEN O'CONNOR

A handwritten signature in blue ink, appearing to read "Meridith H. Moldenhauer", written over a horizontal line.

Meridith H. Moldenhauer
Alyssa L. Bigley
1200 19th Street NW
Washington, DC 20036



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



FORM 135 – ZONING SELF-CERTIFICATION

<i>Project Address(es)</i>	<i>Square</i>	<i>Lot(s)</i>	<i>Zone District(s)</i>
923-927 5th Street NW	0516	827, 828, 829, 833	D-4-R
Single-Member Advisory Neighborhood Commission District(s):		6E05	

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	<input type="checkbox"/>	X § 1000.1 - Use Variance	<input checked="" type="checkbox"/>	X § 1000.1 - Area Variance	<input checked="" type="checkbox"/>	X § 901.2-Special Exception
Pursuant to Subsections			I-207.1, C-909.2, I-612.4		I-205.5, C-1504.1	

Pursuant to 11 DCMR Y § 300.6(b), the undersigned agent certifies that: C-909.3

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

**I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22-2405)**

<i>Owner's Signature</i> 		<i>Owner's Name (Please Print)</i> BRAD KLINE	
<i>Agent's Signature</i> 		<i>Agent's Name (Please Print)</i> MERIDITH H. MOLDENHAUER	
Date	6/27/18	D.C. Bar No.	494695
		or	Architect Registration No.



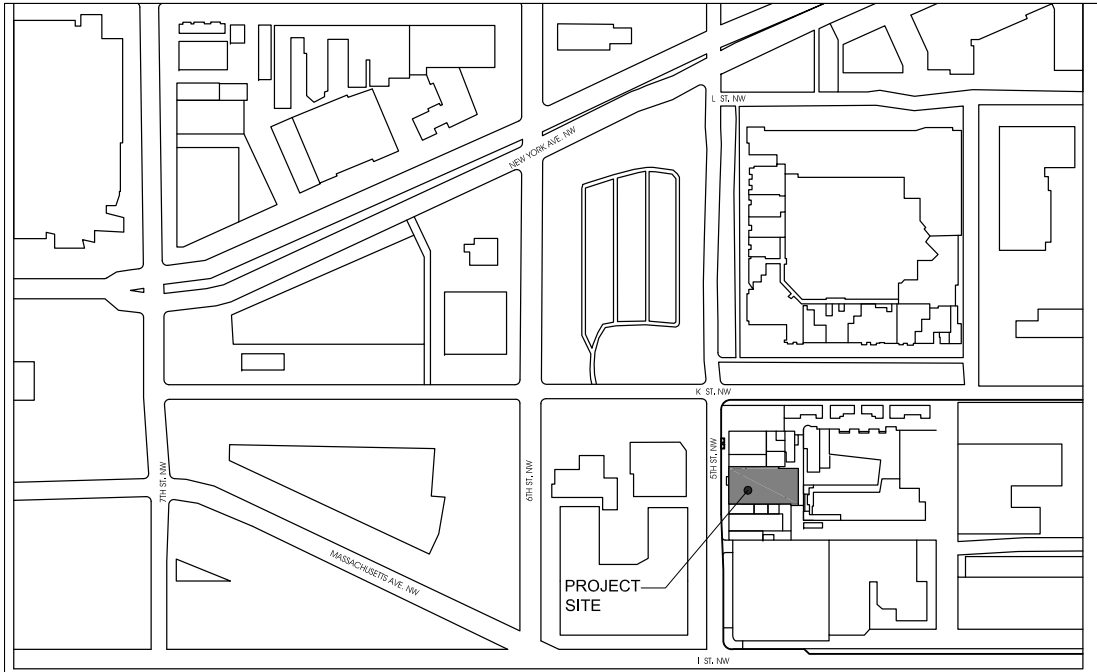
923-927 5TH STREET HOTEL

DC BOARD OF ZONING ADJUSTMENT DRAWING SET

ADDRESS | 923-927 5TH STREET, N.W., WASHINGTON D.C. 20001

OWNER | KLINE OPERATIONS

ARCHITECT | FILLAT + ARCHITECTURE



VICINITY PLAN
1" = 200'-0"

SHEET LIST

SHEET #	SHEET NAME	SHEET #	SHEET NAME
SHEET A000	COVER SHEET	SHEET A018	BUILDING SECTION 1-1
SHEET A001	PROJECT INFORMATION	SHEET A019	BUILDING SECTION 2-2
SHEET A002	DESIGN MODEL FROM WEST VANTAGE	SHEET A020	WEST ELEVATION
SHEET A003	DESIGN MODEL FROM NORTH WEST VANTAGE	SHEET A021	EAST ELEVATION
SHEET A004	LOCATION PLAN	SHEET A022	NORTH ELEVATION
SHEET A005	RESIDENTIAL MAP PLAN	SHEET A023	SOUTH ELEVATION
SHEET A006	SITE PHOTOS	SHEET A024	DESIGN MODEL VIEW 1
SHEET A007	HISTORIC FACADE	SHEET A025	DESIGN MODEL VIEW 2
SHEET A008	HISTORIC FACADE & EXISTING CONDITIONS 1	SHEET A026	DESIGN MODEL VIEW 3
SHEET A009	HISTORIC FACADE & EXISTING CONDITIONS 1	SHEET A027	DESIGN MODEL VIEW 4
SHEET A010	HISTORIC FACADE & EXISTING CONDITIONS 1	SHEET A028	DESIGN MODEL VIEW 5
SHEET A011	SITE PLAN - LOT ONLY	SHEET A029	DESIGN MODEL VIEW 6
SHEET A012	SITE PLAN - PROPOSED		
SHEET A013	CELLAR PLAN		
SHEET A014	GROUND FLOOR PLAN		
SHEET A015	2ND FLOOR PLAN		
SHEET A016	3RD - 11TH FLOOR PLAN		
SHEET A017	MECHANICAL PLAN		

ZONING & DATA SUMMARY

Premises Address
923-927 5th St. NW

Council Member
Charles Allen

Square/Suffix/Lot
0516 827, 828, 829, 833

ANC
6E

Zoning District
D-4-R

ANC Chairperson
Alex Marriot

Ward
Ward 6

SMD
6E05

Site Area: 6,638 SF (Per Civil Survey & City Record)
FAR Proposed: FAR 9.93 = 65,884 SF
Proposed Gross Square Footage:

Ground Floor	6,452 SF
2nd Floor	4,064 SF - 8 ROOMS
3rd Floor	6,152 SF - 16 ROOMS
4th Floor	6,152 SF - 16 ROOMS
5th Floor	6,152 SF - 16 ROOMS
6th Floor	6,152 SF - 16 ROOMS
7th Floor	6,152 SF - 16 ROOMS
8th Floor	6,152 SF - 16 ROOMS
9th Floor	6,152 SF - 16 ROOMS
10th Floor	6,152 SF - 16 ROOMS
11th Floor	6,152 SF - 16 ROOMS

TOTAL GSF 65,884 SF - 152 ROOMS* (EXCLUDING CELLAR, PENTHOUSE)
*SUBJECT TO FLEXIBILITY OF FINAL DESIGN

BUILDING CATEGORY	REQUIREMENT	PROVIDED
Maximum Height	100 ft (no taller than the width of the street right of way, plus 20 ft)	99' + 10' Mech. Roof
Front Build To (ft)	75% within 4 feet of build-to line, to a height of 15 ft	Complies
Rear Yard Setback (ft)	20 feet	1.5 Feet
Court	2" per 1' height; 4' minimum	5'-0"
Maximum Floor Area Ratio	3.5 + 36,405 SF Credits	9.93 FAR
Green Area Ratio	0.2 = 1,655 SF	3,069 SF
Design Requirements	See Subtitle Chapter 603	Complies
Loading	2 Berths	1 Compliant Berth

923-927 5TH ST. HOTEL
SHEET | A001

PROJECT INFORMATION

SCALE:
DATE: 06.27.2018

FILLAT+
ARCHITECTURE



VIEW FROM 5TH STREET (60' HEIGHT)

923-927 5TH ST. HOTEL
SHEET | A002

DESIGN RENDERING - FROM WEST VANTAGE

SCALE: NTS
DATE: 06.27.2018

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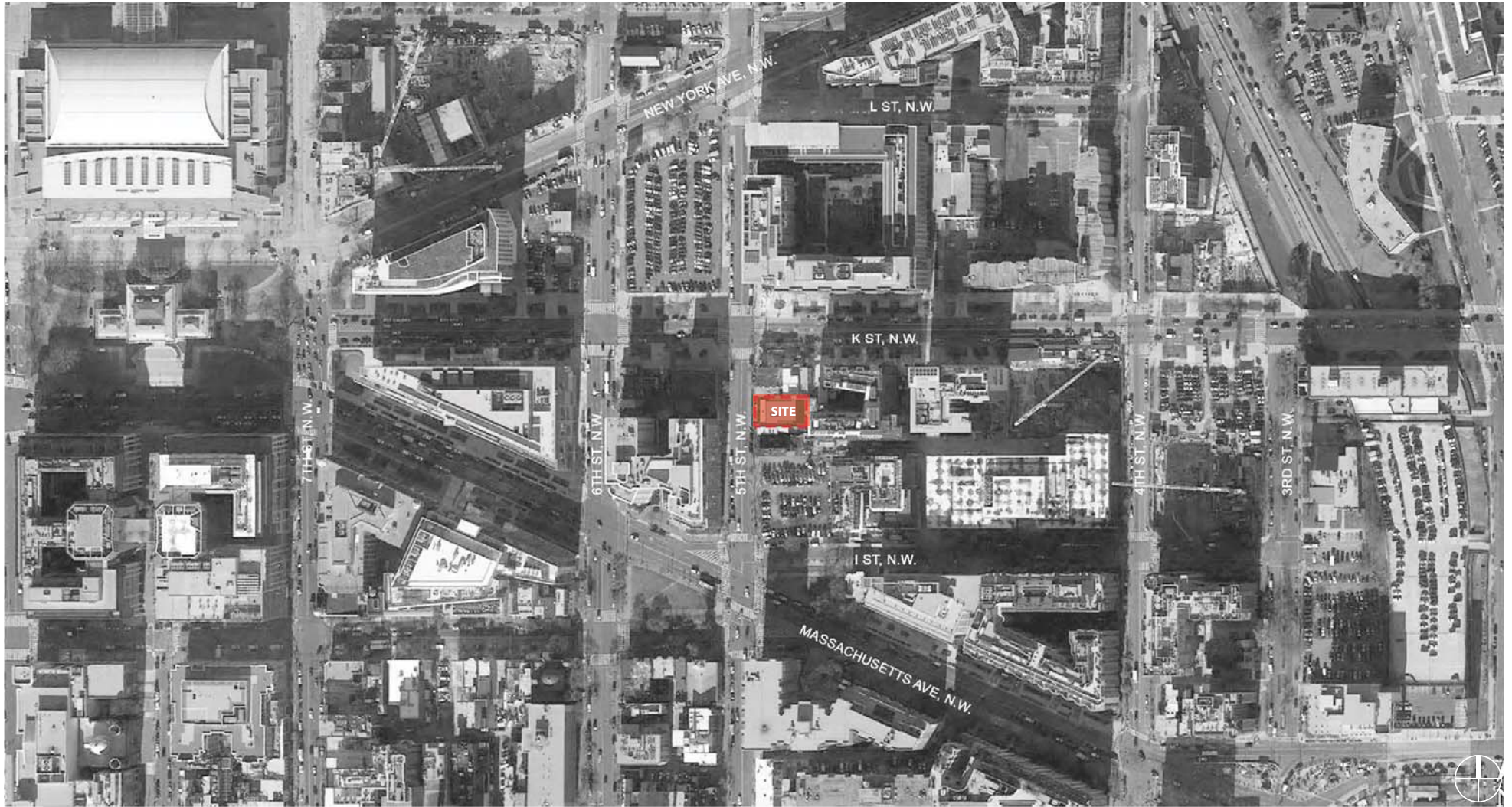
VIEW FROM K STREET (15' HEIGHT)

923-927 5TH ST. HOTEL
SHEET | A003

DESIGN RENDERING - FROM NORTHWEST VANTAGE

SCALE: NTS
DATE: 06.27.2018

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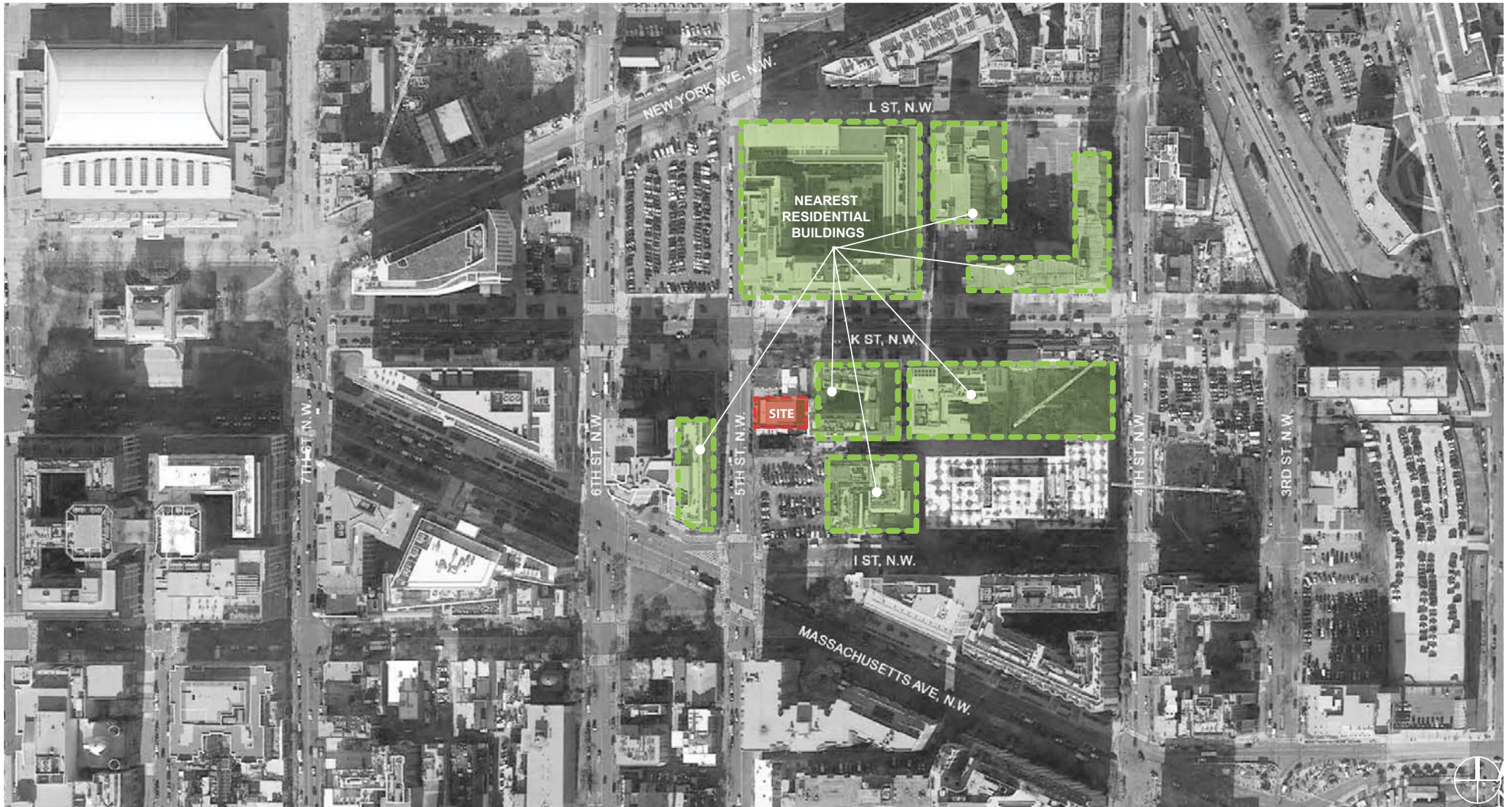


923-927 5TH ST. HOTEL
SHEET | A004

LOCATION PLAN

SCALE: NTS
DATE: 06.27.2018

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923-927 5TH ST. HOTEL
SHEET | A005

RESIDENTIAL MAP PLAN

SCALE: NTS
DATE: 06.27.2018



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VIEW SOUTH DOWN 5TH STREET



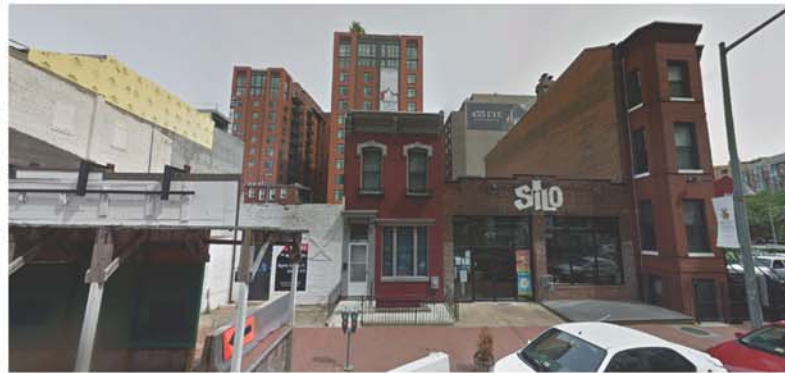
VIEW FROM 501 K STREET



VIEW NORTH UP 5TH STREET



ADJACENT HISTORIC BUILDINGS VIEW FROM 5TH STREET



EXISTING BRICK FACADES



EXISTING BRICK FACADES

REMAINDER OF HISTORIC FACADE TO BE REFURBISHED TO RESTORE ORIGINAL CHARACTER. BAY WINDOW TO BE RESTORED AS NEW STOREFRONT.

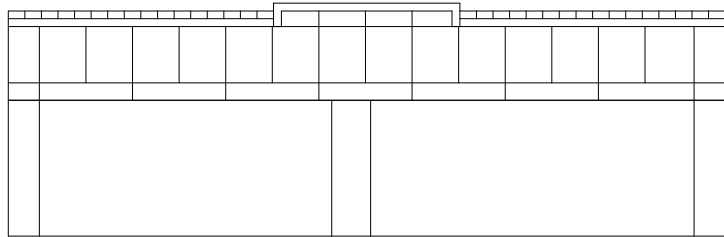
REMOVAL OF EXISTING BRICK WALL DUE TO LACK OF HISTORIC INTEGRITY



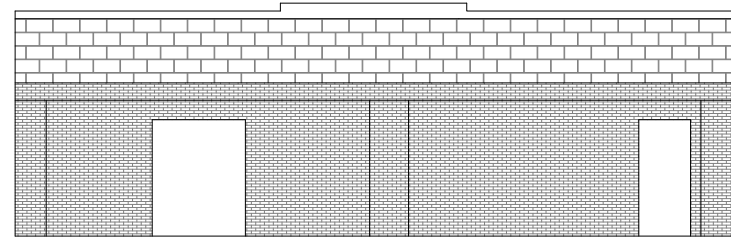
EXISTING BRICK FACADES



VIEW UP 5TH STREET

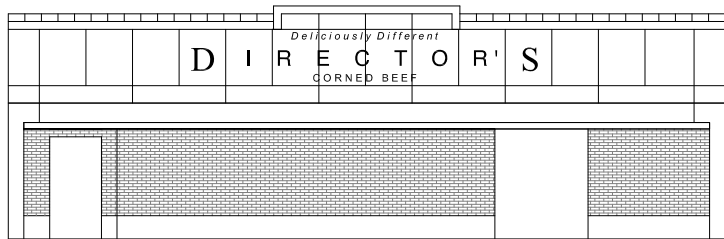


STRUCTURE ELEVATION

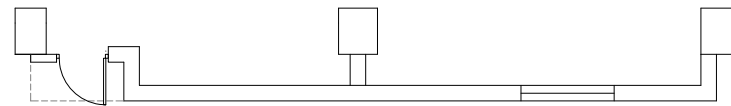


INSIDE ELEVATION

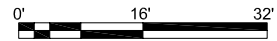
STRUCTURE ELEVATION



WEST ELEVATION



PLAN







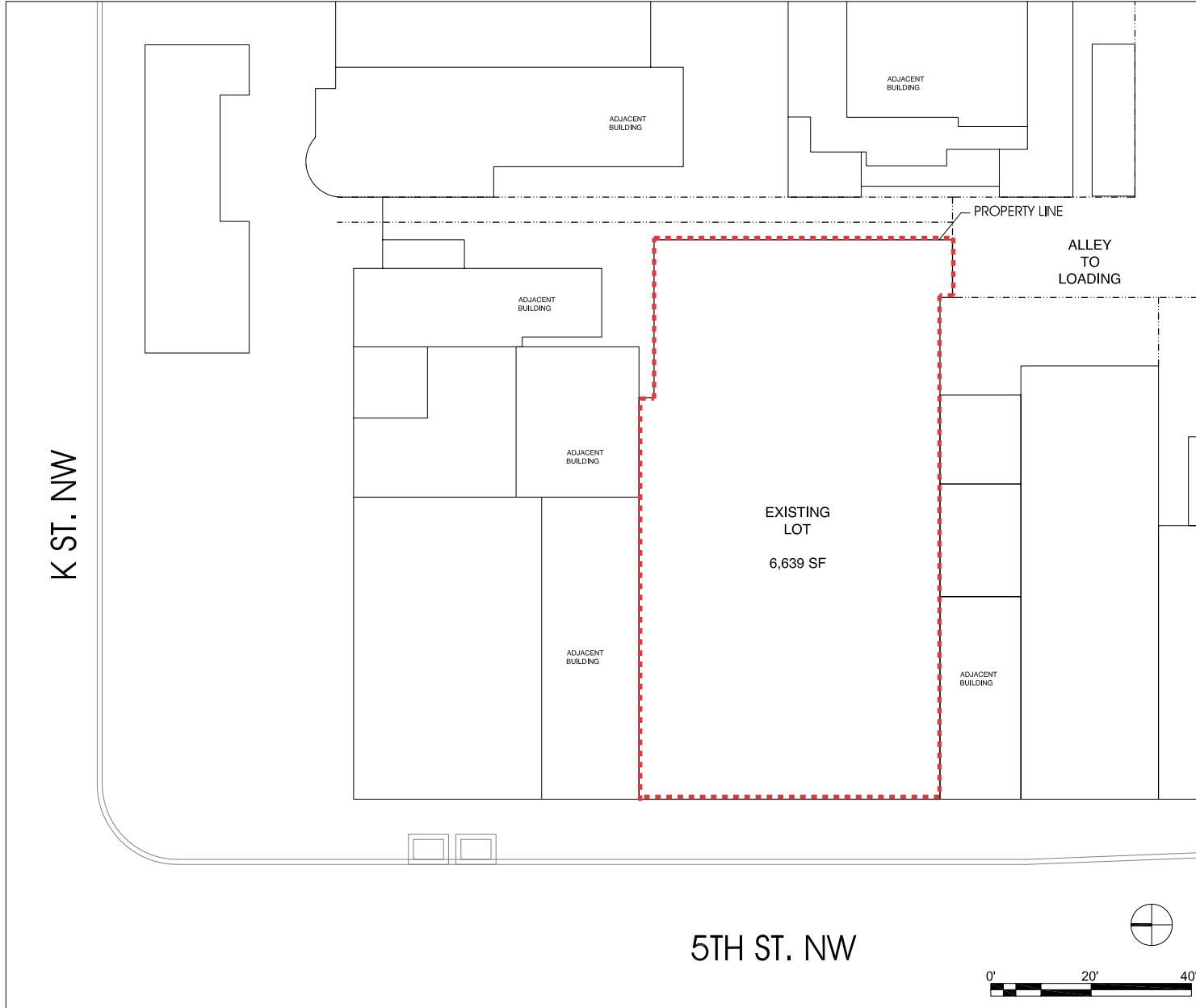
HISTORIC FACADE WITH CONCRETE PANELS ON EXTERIOR

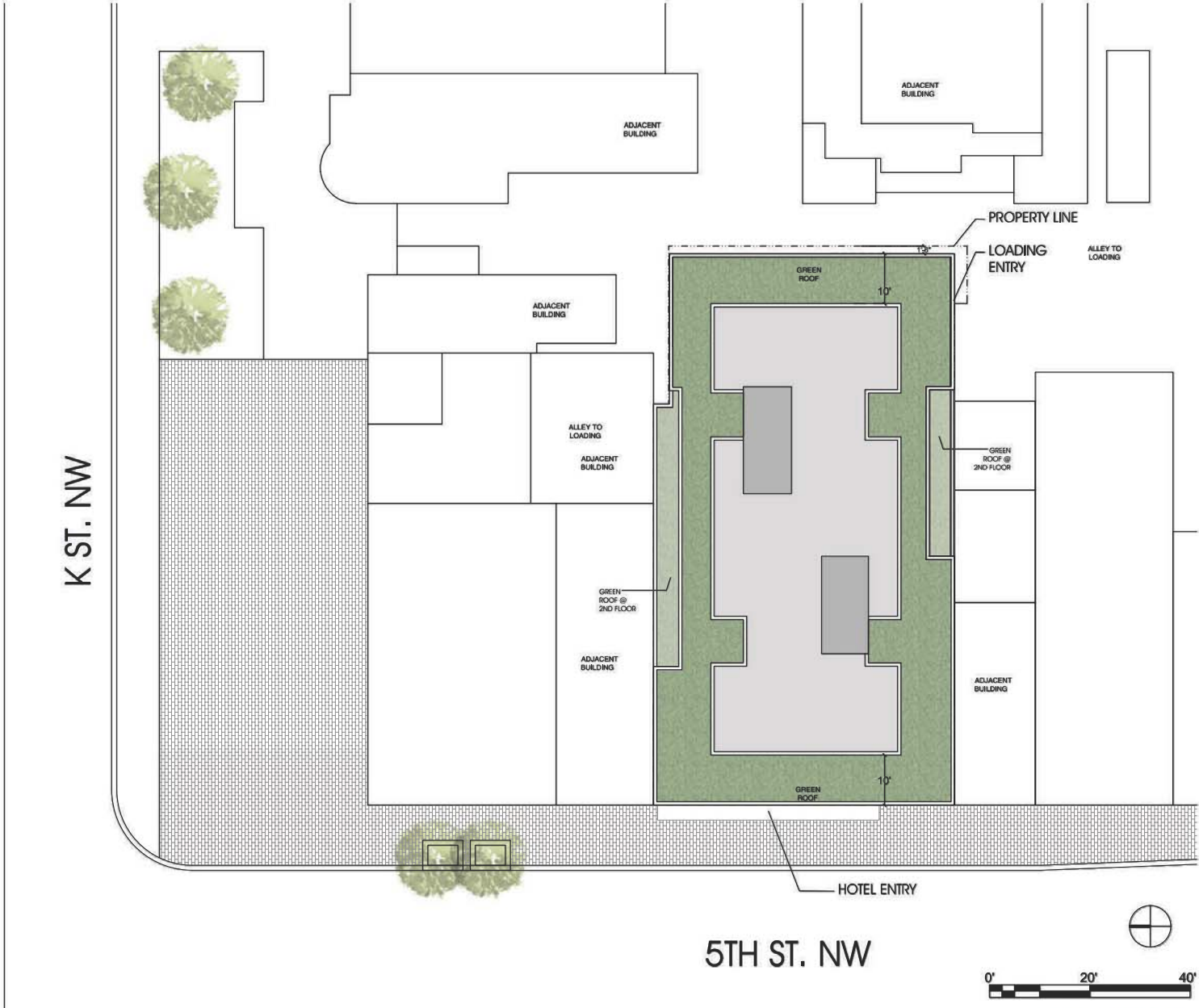


NEW BRICK INFILL

NEW BRICK INFILL

NEW BRICK INFILL





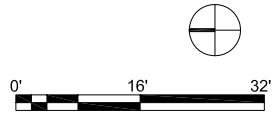
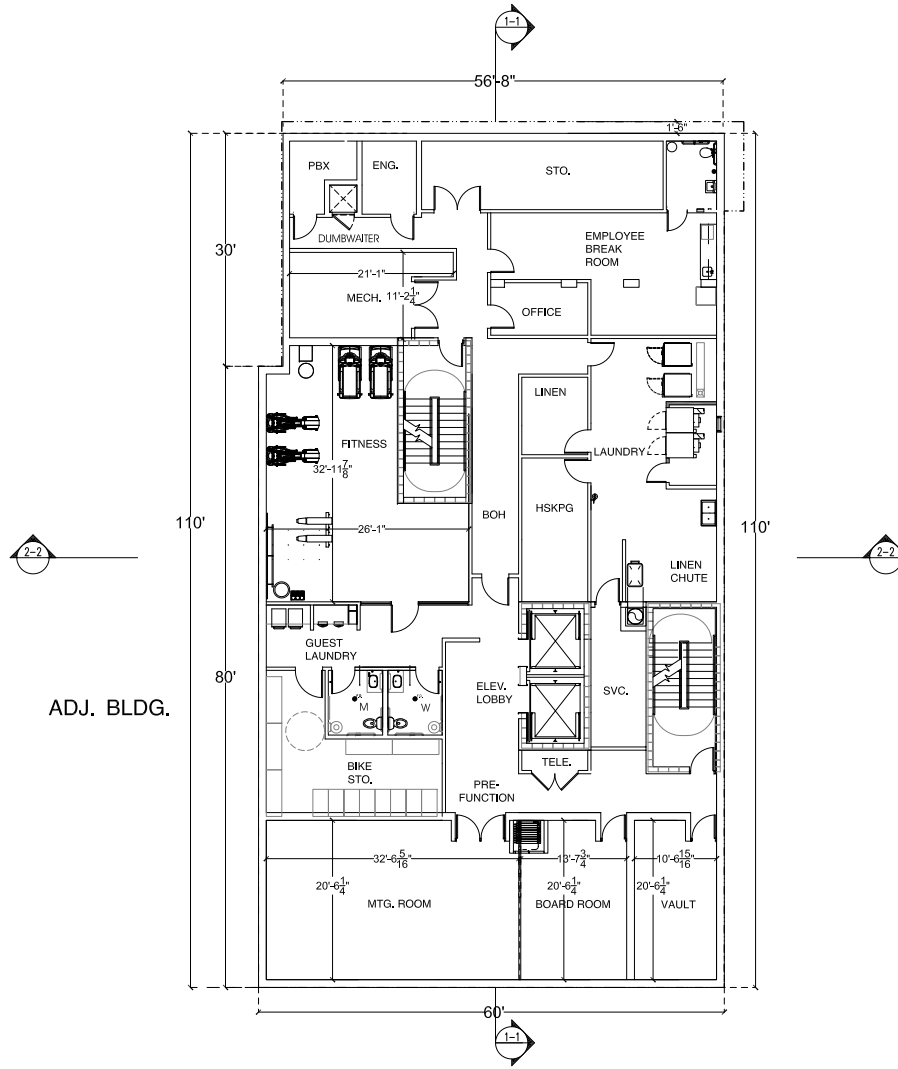
923-927 5TH ST. HOTEL
SHEET | A012

SITE PLAN - PROPOSED BUILDING

SCALE: 1" = 20'-0"
DATE: 06.27.2018



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923-927 5TH ST. HOTEL
SHEET | A013

CELLAR PLAN

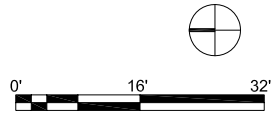
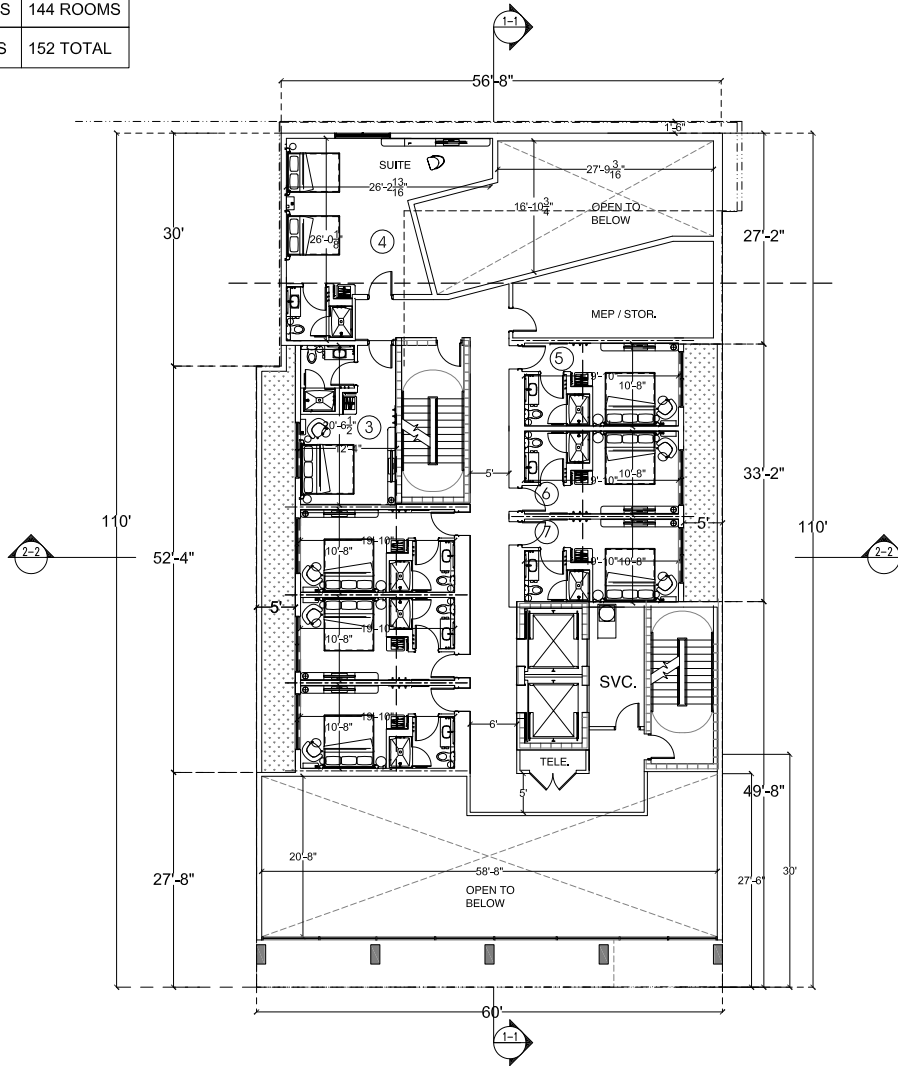
SCALE: 1/16" = 1'-0"
DATE: 06.27.2018

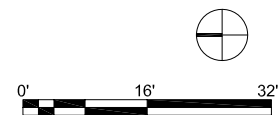
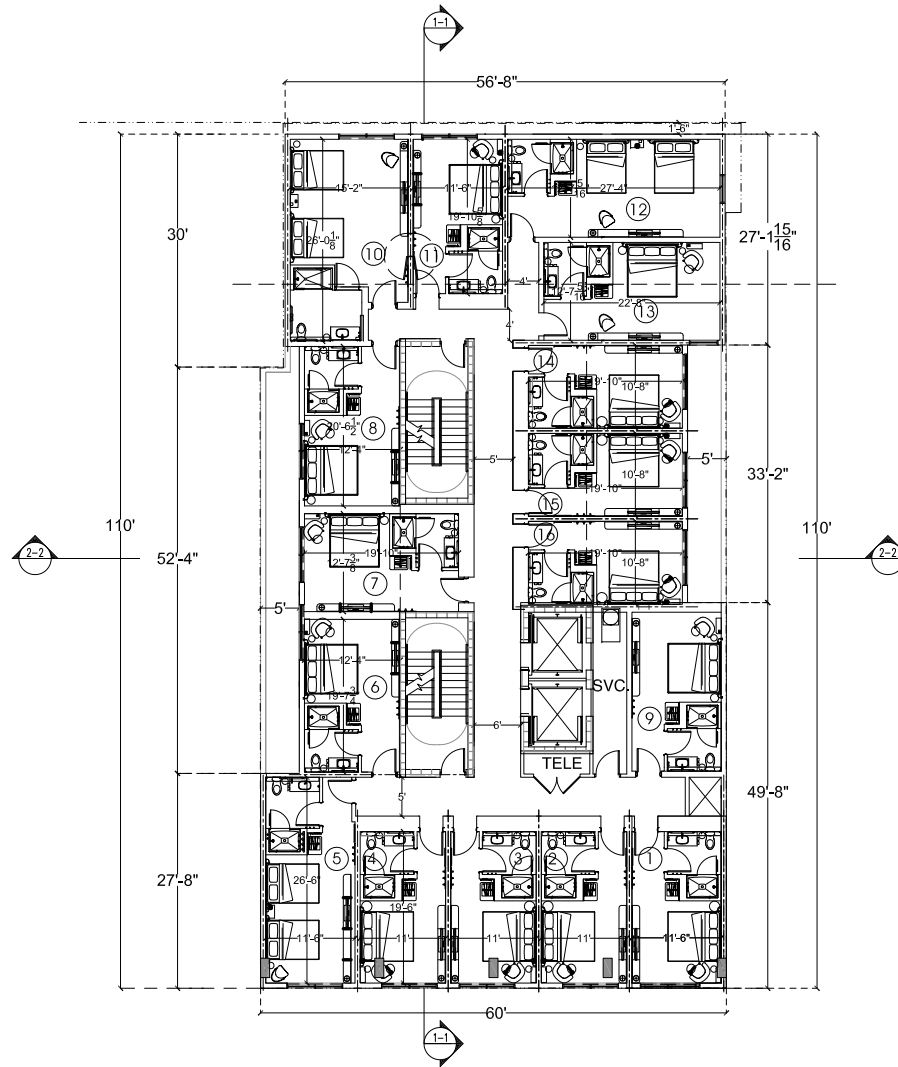


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ROOM MIX SUMMARY

LEVEL	KING	QQ	ADA	SUITE	TOTAL
LEVEL 2	7 ROOMS	0 ROOMS	0 ROOMS	1 ROOMS	8 ROOMS
TYPICAL x 9 FLOORS	14 ROOMS 108 ROOMS	2 ROOMS 18 ROOMS	2 ROOMS 18 ROOMS	0 ROOMS 0 ROOMS	16 ROOMS 144 ROOMS
TOTAL	116 KING	18 QQ	18 ADA	1 SUITES	152 TOTAL





923-927 5TH ST. HOTEL
SHEET | A016

TYPICAL FLOOR PLAN (16 KEYS / FLOOR)

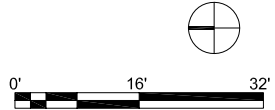
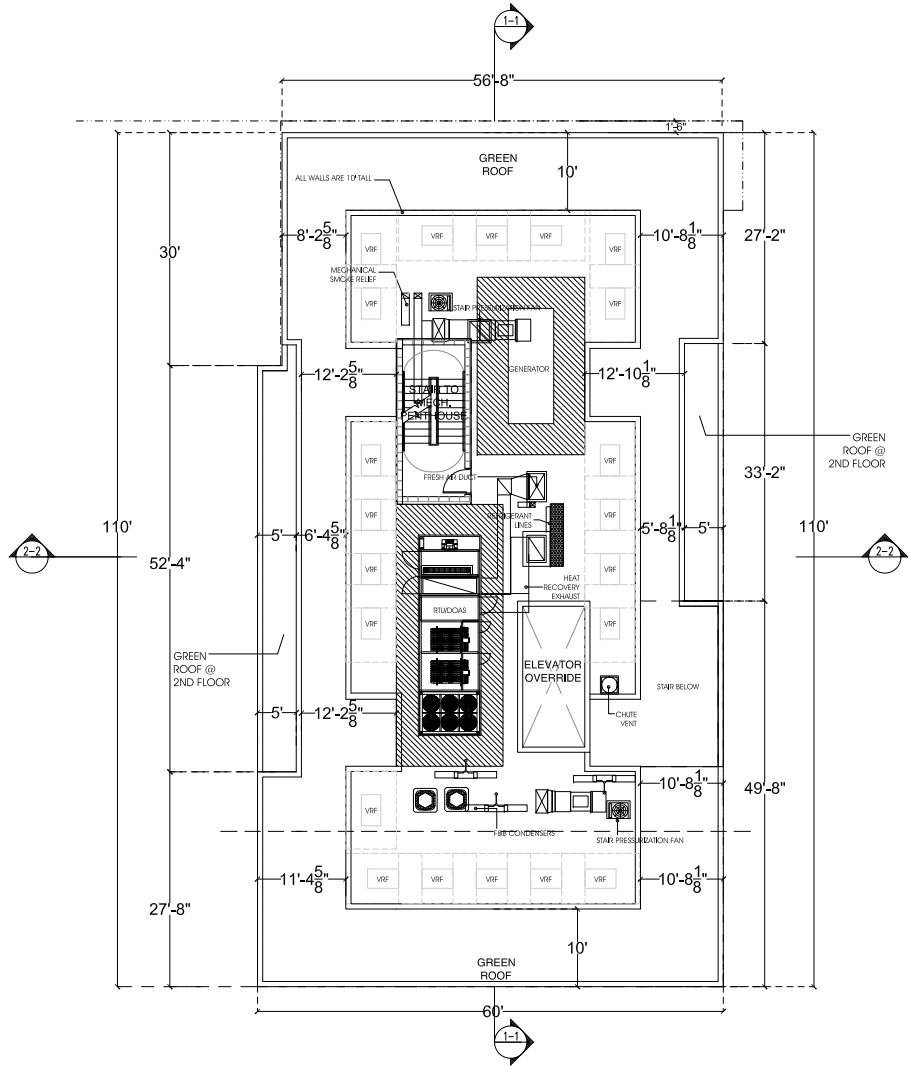
SCALE: 1/16" = 1'-0"
DATE: 06.27.2018



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MECHANICAL AREA SUMMARY

MECHANICAL: 3,188 SF



923-927 5TH ST. HOTEL
SHEET | A017

MECHANICAL ROOF PLAN

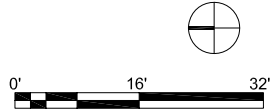
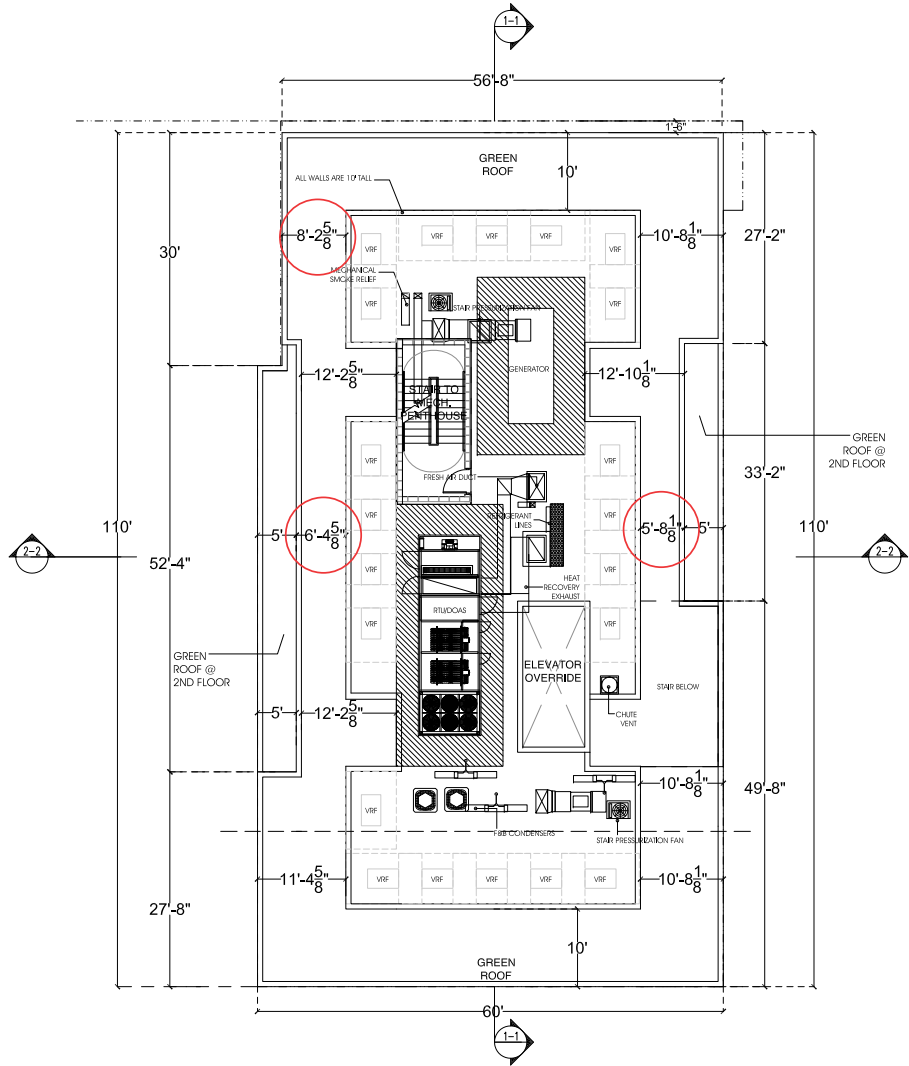
SCALE: 1/16" = 1'-0"
DATE: 06.27.2018

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MECHANICAL AREA SUMMARY

MECHANICAL: 3,188 SF



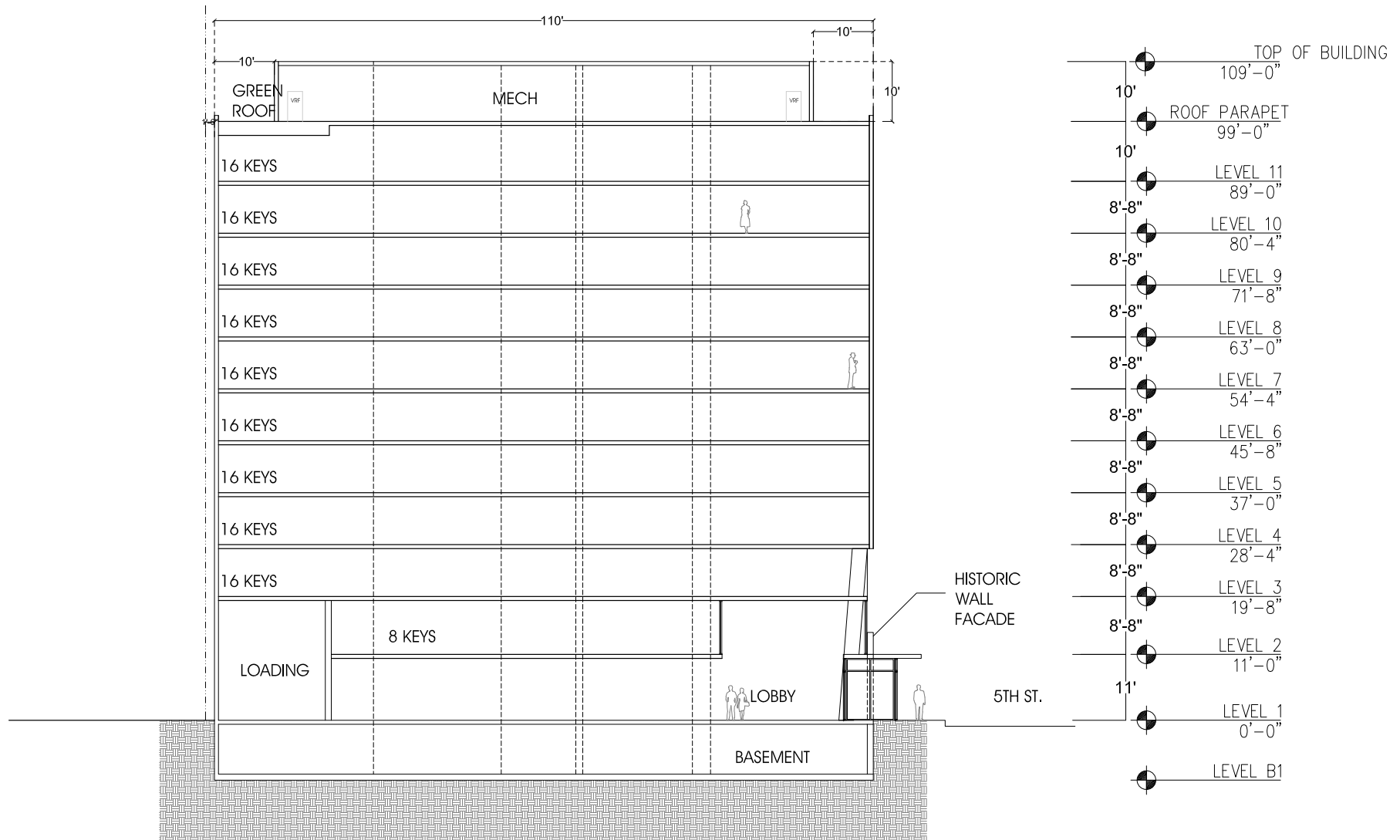
923-927 5TH ST. HOTEL
SHEET | A017a

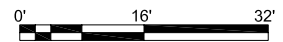
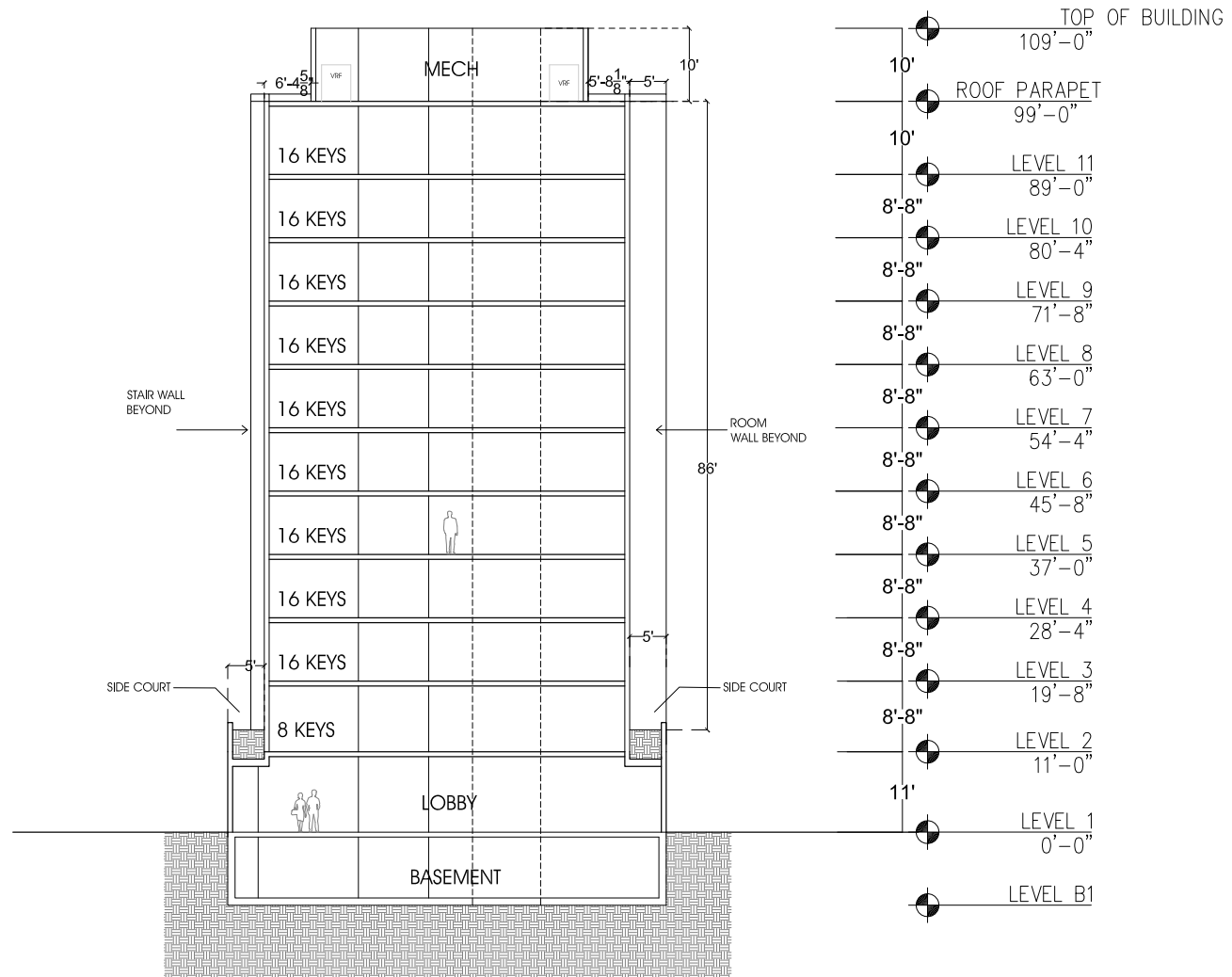
MECHANICAL ROOF PLAN AREAS OF SETBACK RELIEF

SCALE: 1/16" = 1'-0"
DATE: 06.27.2018

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923-927 5TH ST. HOTEL
SHEET I A019

BUILDING SECTION 2-2

SCALE: 1/16" = 1'-0"
DATE: 06.27.2018

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BUILDING BEYOND

EXISTING HISTORIC BUILDING

EXISTING HISTORIC FACADE

PROPOSED BUILDING



	TOP OF BUILDING	109'-0"
10'	ROOF PARAPET	99'-0"
10'	LEVEL 11	89'-0"
8'-8"	LEVEL 10	80'-4"
8'-8"	LEVEL 9	71'-8"
8'-8"	LEVEL 8	63'-0"
8'-8"	LEVEL 7	54'-4"
8'-8"	LEVEL 6	45'-8"
8'-8"	LEVEL 5	37'-0"
8'-8"	LEVEL 4	28'-4"
8'-8"	LEVEL 3	19'-8"
8'-8"	LEVEL 2	11'-0"
11'	EXISTING HISTORIC BUILDINGS	
	LEVEL 1	0'-0"

PROPOSED BUILDING

EXISTING HISTORIC BUILDINGS

CMU BLOCK

	TOP OF BUILDING	109'-0"
10'	ROOF PARAPET	99'-0"
10'	LEVEL 11	89'-0"
8'-8"	LEVEL 10	80'-4"
8'-8"	LEVEL 9	71'-8"
8'-8"	LEVEL 8	63'-0"
8'-8"	LEVEL 7	54'-4"
8'-8"	LEVEL 6	45'-8"
8'-8"	LEVEL 5	37'-0"
8'-8"	LEVEL 4	28'-4"
8'-8"	LEVEL 3	19'-8"
8'-8"	LEVEL 2	11'-0"
11'	LEVEL 1	0'-0"

K ST.

923-927 5TH ST. HOTEL
SHEET | A021

EAST ELEVATION

SCALE: 1/16" = 1'-0"
DATE: 06.27.2018



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ADJACENT BUILDING

PROPOSED BUILDING BEYOND



CMU BLOCK

ALLEY

923-927 5TH ST. HOTEL
SHEET | A022

NORTH ELEVATION

SCALE: 1/16" = 1'-0"
DATE: 06.27.2018

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BUILDING BEYOND

BUILDING

5TH ST.



CMU BLOCK

ALLEY



	TOP OF BUILDING	109'-0"
10'	ROOF PARAPET	99'-0"
	LEVEL 11	89'-0"
8'-8"	LEVEL 10	80'-4"
8'-8"	LEVEL 9	71'-8"
8'-8"	LEVEL 8	63'-0"
8'-8"	LEVEL 7	54'-4"
8'-8"	LEVEL 6	45'-8"
8'-8"	LEVEL 5	37'-0"
8'-8"	LEVEL 4	28'-4"
8'-8"	LEVEL 3	19'-8"
8'-8"	LEVEL 2	11'-0"
11'	LEVEL 1	0'-0"



VIEW FROM EAST K STREET (10' HEIGHT)

923-927 5TH ST. HOTEL
SHEET | A024

MODEL VIEW

SCALE: NTS
DATE: 06.27.2018

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VIEW NORTH DOWN 5TH STREET (PEDESTRIAN HEIGHT)

923-927 5TH ST. HOTEL
SHEET | A025

MODEL VIEW

SCALE: NTS
DATE: 06.27.2018

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VIEW FROM NORTHEAST K STREET (20' HEIGHT)

923-927 5TH ST. HOTEL
SHEET | A026

MODEL VIEW

SCALE: NTS
DATE: 06.27.2018

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VIEW OPPOSITE 5TH STREET (PEDESTRIAN HEIGHT)

923-927 5TH ST. HOTEL
SHEET | A027

MODEL VIEW

SCALE: NTS
DATE: 06.27.2018

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VIEW OPPOSITE 5TH STREET (PEDESTRIAN HEIGHT)

923-927 5TH ST. HOTEL
SHEET | A028

MODEL VIEW

SCALE: NTS
DATE: 06.27.2018

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VIEW SOUTH DOWN 5TH STREET (PEDESTRIAN HEIGHT)

923-927 5TH ST. HOTEL
SHEET | A029

MODEL VIEW

SCALE: NTS
DATE: 06.27.2018

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