

July 3, 2019

D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 200S
Washington, D.C. 20001

Re: **BZA Application No. 20075 – CTF Georgetown Hotel LLC –
1050 31st Street NW (Square 1189, Lot 90) –
Prehearing Submission**

Dear Members of the Board:

In accordance with 11-Y DCMR § 300.15, this letter serves as the prehearing submission for the application of CTF Georgetown Hotel LLC (the “**Applicant**”) for special exception relief pursuant to 11 DCMR Subtitle C § 703.2 in order to reduce the minimum parking requirement for the property located at 1050 31st Street NW (Square 1189, Lot 90) (the “**Property**”) in conjunction with renovations of the existing hotel (the “**Project**”).

As discussed in the initial submission, the Property is required under the current (2016) Zoning Regulations to provide 20 parking spaces for the existing hotel. The Applicant requests relief in order to provide three (3) non-standard valet parking spaces in lieu of this requirement¹, and proposes to commit to providing a minimum of seven (7) parking spaces off-site for the life of the hotel use as a condition to any approval of this application. In addition, the Applicant has executed an agreement with the owner of the parking garage located at 1050 Thomas Jefferson Street, NW, one block east of the Property, to provide up to 26 parking spaces for the hotel at that garage. The agreement is attached as Exhibit A.

As requested by OP, the Applicant has also attached as Exhibit B additional background materials, including: the original DCRA-approved permit plans for the Project showing no parking on the P1 and P2 levels of the building; Permit No. B1813423 issued for the Project; and May 3, 2019 correspondence from DCRA regarding the Certificate of Occupancy review during which the parking issue was flagged for the first time.

¹ The Applicant initially proposed to provide seven (7) valet parking spaces on the Property, but after consulting with Office of Planning (“**OP**”) and District Department of Transportation (“**DDOT**”) staff, has revised the proposal to three (3) valet spaces.

Lastly, attached as Exhibit C is an outline of witness testimony, and attached as Exhibit D are expert resumes for Robert Schiesel, of Gorove/Slade Associates, the Applicant's transportation consultant for the Project and George Eisenberger, of Winstanley Architects, the Project architect.

We look forward to presenting to the Board on July 24, 2019. Please feel free to contact the undersigned at (202) 721-1135 if you have any questions, and thank you for your consideration of this matter.

Sincerely,

ALLISON C. PRINCE (WLF)
Allison C. Prince


Lawrence Ferris

Enclosures

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document was delivered by first-class mail or hand delivery to the following addresses on July 3, 2019.

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