

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



October 3, 2016

Norman M. Glasgow, Jr.
Holland & Knight, LLP
800 17th Street, NW -Suite 1100
Washington, DC 20006

Re: BZA Application No. 17521, Premises 609 H Street, NE, Lot 837, Part of Record Lot 177, in Square 859

Dear Mr. Glasgow:

I have reviewed the plans attached as Attachment A, the certificate of occupancy, Attachment B, and Order of the Board of Zoning Adjustment in application No. 17521 and am aware of BZA Order Nos. 17521-A and 17521-B granting extensions of the aforementioned BZA decision. The subject property consists of portions of a single building that are now known as 609 H Street, NE, which is presently an office building, 625 H Street, NE, which is a mixed use building with retail on the ground floor and residential units above and which has been issued a partial certificate of occupancy (CO 1602543) for residential use, apartments on the first and second floors and retail use on the ground floor. Premises 645 H Street, N.E. is used as an office building. The aforementioned properties are located on Lot 177 in Square 859.

The Board of Zoning Adjustment Order addresses review under the H Street Overlay and granted certain variance and special exception relief as set forth in the Order. The Order, in Condition No. 1, states in part that “the applicant is allowed flexibility as to the design elements of the building as long as such flexibility does not affect the zoning relief granted herein or results in the need for further relief.”

Part of the project involves the utilization of 609 H Street, which as previously stated, was last used as an office. The building will be retained and converted to hotel use with a floor added, which would result in an overall height of 70 feet for that portion of the building. That height is less than the permitted height of 90’ in the HS/C-2-C District.

There is also a pre-existing roof structure at the western edge of the building, which has a non-conforming shape as the setback. This element of the building would be incorporated into a new sixth floor.

The hotel is proposed to provide 132 to 140 units (rooms or suites) and would have a parking requirement of 78 spaces. The uses to be provided on the Record Lot are residential, office and hotel, with the following square footages: residential – 273,354 square feet; office – 86,608 square feet; hotel – 78,013 square feet. There are a total of 393 parking spaces to be provided with 264 spaces being required and, therefore, the parking requirements are met. See

parking requirement computations, Attachment C. Furthermore, the hotel use will be required to provide two loading berths and such loading is proposed to be provided on-site as shown on Attachment D, site survey with loading berths depicted. The total number of loading berths and service delivery spaces is 11 as shown on the loading computations, Attachment E.

With respect to the GAR, since the Order of the Board approving the development of the project is dated February 6, 2007 with the Order being issued August 21, 2007, GAR is not applicable pursuant to Section 3401.1 of the Regulations.

As a result of the foregoing, I have determined that premises 609 H Street, NE may be used for hotel purposes pursuant to the provisions of and flexibility granted in BZA Order No. 17521, as depicted in the Attachment A plans.

Best regards, 
Matthew Le Grant
Zoning Administrator

Attachments A- E