

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



October 17, 2011

**By US Mail and Emil PDF**

Norman M. Glasgow, Jr.  
Steven E. Sher  
Director of Zoning and Land Use Services  
Holland & Knight LLP  
2099 Pennsylvania Avenue, N.W. - Suite 100  
Washington, DC 20006

Re: 1075 Thomas Jefferson Street, N.W. - Square 1197, Lot 62

Gentlemen:

This is to confirm the substance of our discussion on Thursday, October 6, 2011, concerning the proposed increase in the number of rooms for the existing hotel at 1075 Thomas Jefferson Street, N.W. The subject property is located on the east side of Thomas Jefferson Street south of M Street, N.W., and is zoned W-1.

A hotel is a use permitted as a matter-of-right in a W-1 District, pursuant to §901.1(i). The hotel currently operates pursuant to Certificate of Occupancy No. CO98337, dated May 27, 2005, authorizing a "hotel 48 rooms & (office & garage parking)" on the basement and 1<sup>st</sup> through 6<sup>th</sup> floors. A copy of the C of O is attached as is a letter dated August 16, 2011, stating that there are no known zoning violations in the building.

A photograph (copy attached) shows that the building has seven floors as viewed from the street. The seventh floor includes space which is used as part of duplex rooms with space entered from immediately below on the 6<sup>th</sup> floor.

You advised that the potential purchaser of the hotel proposes to convert space within the hotel including the top floor space into separate rooms, so as to increase the number of rooms to 58. The increase in the number of rooms would involve no increase in the existing gross floor area of the hotel.

Pursuant to §2101.1 of the Regulations, a hotel in a W District is required to provide off-street parking at the rate of 1 space for each 2 rooms usable for sleeping, plus 1 space for each 150 square feet of floor area in either the largest function room or the largest exhibit space, whichever is greater. The hotel will have no function rooms or exhibit space, so a hotel with 58 rooms would require 29 parking spaces. You advised me that the garage on the property has 29 spaces from when the hotel was built.

October 17, 2011

Page 2

I therefore conclude that increasing the number of rooms in the hotel would comply with the requirements of the Zoning Regulations as long as there is no increase in the gross floor area and as long as 29 parking spaces are continued to be provided on the property. Remember that you will be required to obtain permits for alterations to the hotel, that because the property is located in the Old Georgetown Historic District any exterior alterations will be subject to review by the Commission of Fine Arts and its Old Georgetown Board and that once the construction is complete, you will be required to obtain a new certificate of occupancy reflecting the increase in the occupancy load.

Please let me know if I may be of further assistance.

Sincerely,   
Matthew Le Grant  
Zoning Administrator

Attachments