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

March 31, 2015

VIA EMAIL TO *ddickerman@mcguirewoods.com*
Dorothea Dickerman
McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

RE: 1250 22nd Street NW, Washington, DC 20037 (the "Property")

Dear Ms. Dickerman:

You have requested a zoning confirmation letter for the above referenced Property on behalf of your client, HLT DC Owner, LLC (the "Owner"). It is my understanding that your client plans to convert a portion of the Property to a time-share use. The remainder of the building would continue as a hotel.

The Property is currently zoned CR. The building on the Property is currently being used as a hotel, which is a permitted use in the CR District under Section 601.1(n) of Title 11 of the DC Municipal Regulations.There is no provision for time-share use under these Zoning Regulations, and time-share use is regulated as a hotel use.

This letter confirms the following:

1) That the conversion of a portion of the Property to time-share use is a by-right, permitted use in the CR District.

2) That the time-share use should be parked at the same ratio as the hotel use, which is one (1) parking space for every four (4) hotel or time-share rooms plus one (1) space for every 300 square feet of the largest function room or exhibit space (whichever is larger) pursuant to Section 11-2101 of the DC Municipal Regulations.

3) That there are no known or pending zoning violations associated with the Property or its current use.

I am attaching the most current certificate of occupancy for the Property, which may need to be updated upon the conversion.

Please let me know if you have any questions or comments regarding the Property.

Sincerely,

Matthew Le Grant

Attachment: C of O 164245

File: Det Let re 1250 22nd St NW to Dickerman 3-31-15