



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B

July 18, 2019

Mr. Frederick Hill
Chairperson
Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001
bzasubmissions@dc.gov

RE: 1515 Rhode Island Avenue NW (BZA #20085)

Dear Chairperson Hill,

At its regular meeting on July 10, 2019, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 9 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (9-0-0):

WHEREAS, the project is within Advisory Neighborhood Commission 2B,

WHEREAS, the applicant proposes a variance to increase lot occupancy to 82% and reduce the rear yard setback from 22 feet to 18 feet in order to construct an indoor accessory space,

WHEREAS, the rear yard setback of 18 feet is already a preexisting condition with an existing wall which separates the property from the alley, and it would not make sense to remove the wall based on this addition,

WHEREAS, under previous ownership, the applicant applied for a liquor license to utilize the currently outdoor courtyard space,

WHEREAS, during that process, neighbors urged the hotel to enclose the space in order to mitigate noise from hotel activities in the space,

WHEREAS, the liquor license application ended in a settlement agreement which includes language stating that “protestants agree to support, through their representative, an application for zoning variance if such a variance is required to construct a structure,”

WHEREAS, ANC 2B appreciates the opportunity to support this variance as the ANC had initially requested through the liquor licensing process last year,

WHEREAS, ANC 2B encourages the applicant to consider a green roof rather than the applicant's currently planned gravel roof in order to reduce noise and mitigate stormwater runoff, and

WHEREAS, ANC 2B encourages the applicant to select an HVAC unit which maximizes noise reduction.

THEREFORE, BE IT RESOLVED that ANC 2B supports the project as proposed.

Commissioners Randy Downs (2B05@anc.dc.gov) and Daniel Warwick (2B02@anc.dc.gov) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in blue ink that reads "Daniel Warwick". The signature is written in a cursive, flowing style.

Daniel Warwick
Chair