

The Darcy Hotel Variance Application



Board of Zoning Adjustment
July 31, 2019

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Board of Zoning Adjustment
District of Columbia
CASE NO.20085
EXHIBIT NO.38

Team Introduction

Evan Pritchard

Attorney

Venable LLP

Tobias Arff

General Manager

The Darcy Washington, DC

Lewis Goetz

Architect

Baskervill

Kevin Noble

Director of Finance

The Darcy Washington, DC

Project Location—1515 Rhode Island Avenue, NW



Proposal—enclose portion of rear patio



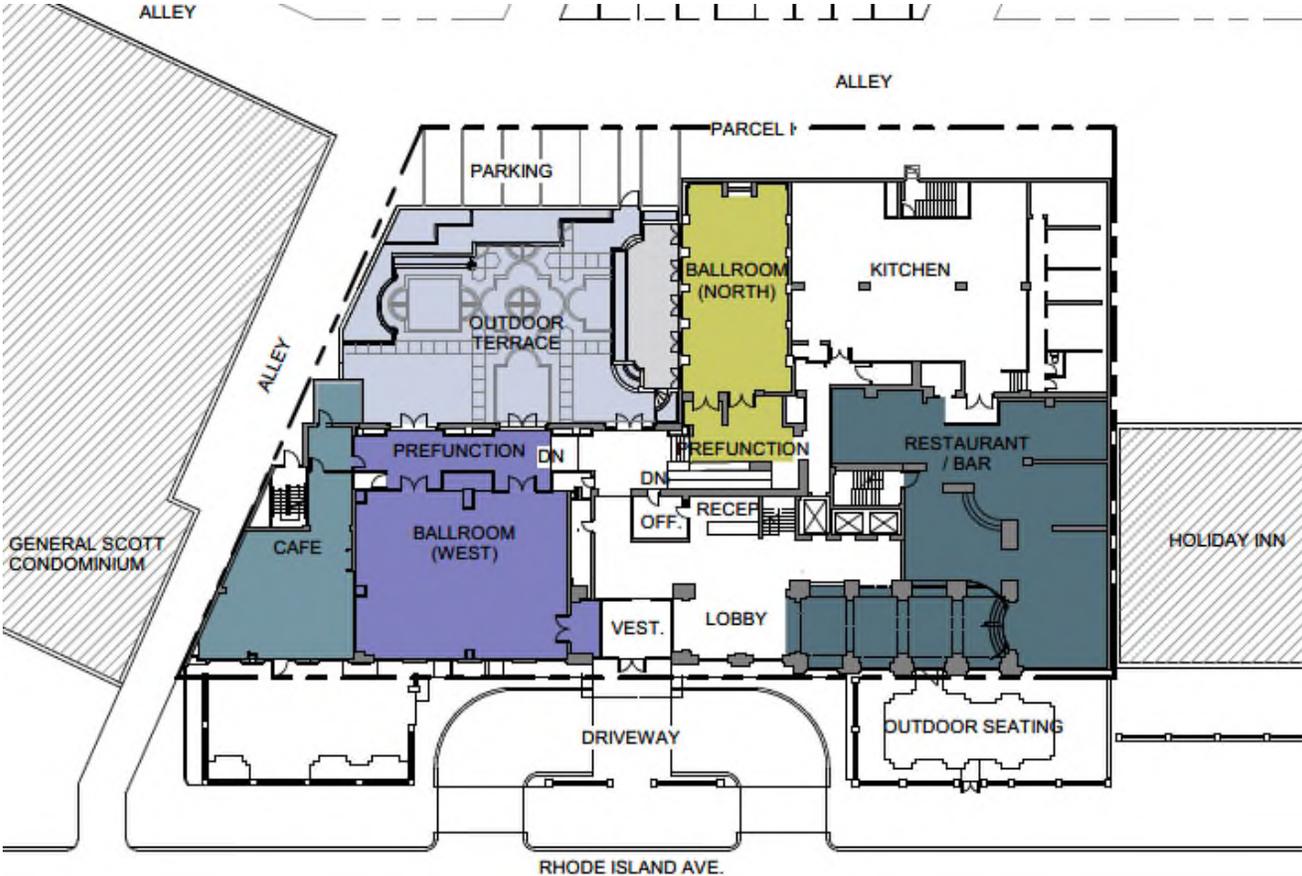
Variance Requests

- Hotel existed prior to May 16, 1980, so permitted use in the RA-10 District
- Variances requested:
 1. Expansion of commercial adjunct space to add the proposed function room
 2. Increase lot occupancy from 71% to 82% (maximum permitted 75%)
 3. Reduction in rear yard setback from 22 feet to 18 feet (to match existing condition)

Rear Patio—Existing Conditions



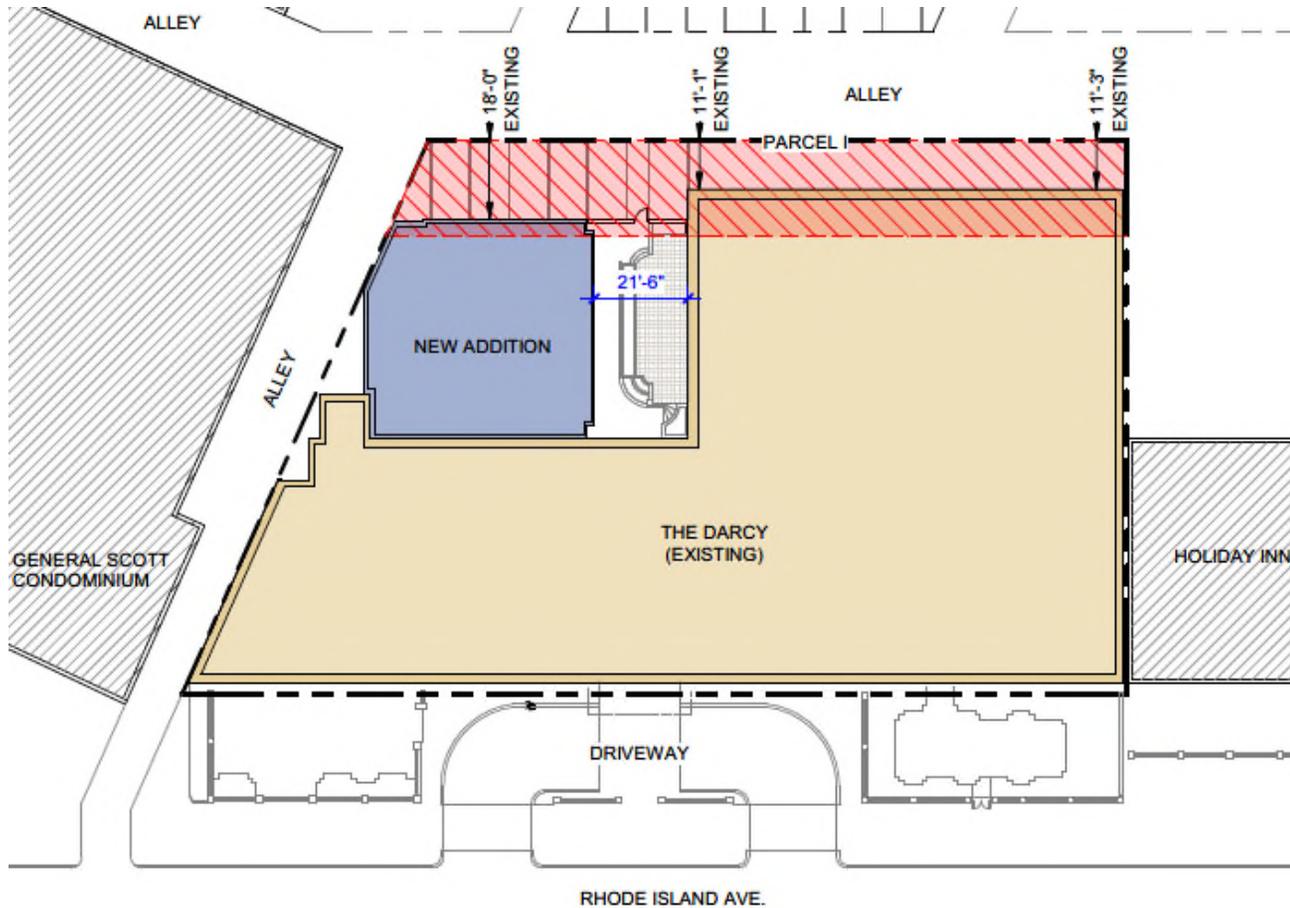
Rear Patio—Existing Conditions



ROOM LEGEND

	BALLROOM (NORTH)/ PREFUNCTION	1750 SQFT
	BALLROOM (WEST)/ PREFUNCTION	2530 SQFT
	CAFE	1200 SQFT
	RESTAURANT / BAR	3400 SQFT
	OUTDOOR TERRACE	3750 SQFT
	NIC	

Rear Patio—Proposed Conditions

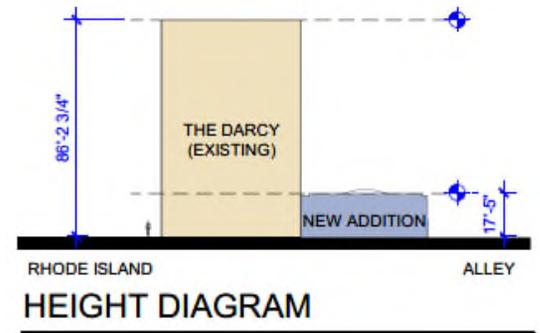


LEGEND

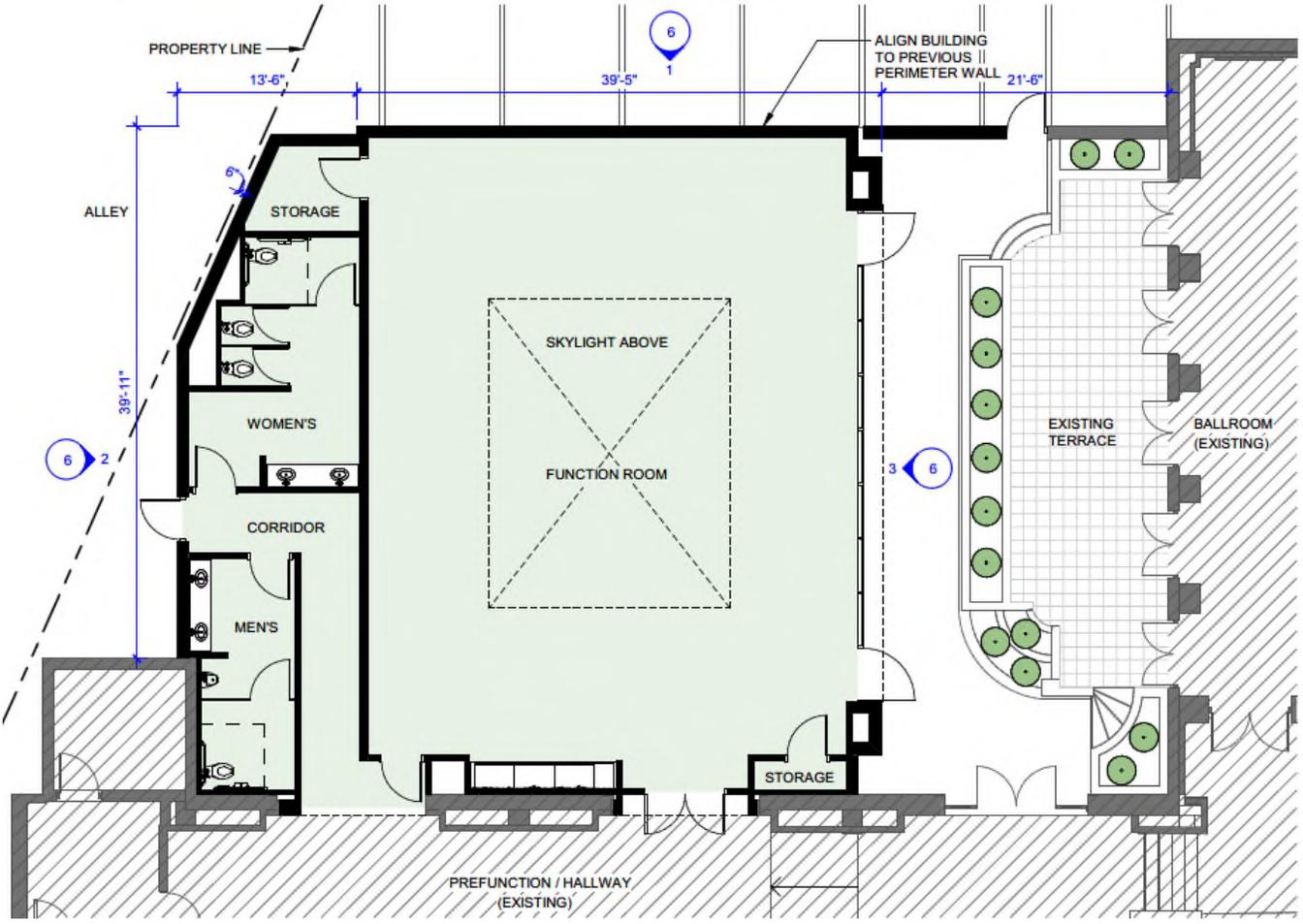
	22 FT SETBACK
	NIC
	PROPERTY LINE

PROPOSED SITE INFORMATION

SET BACKS	REQUIRED
FRONT	N/A
BACK	22'-0"
SIDES	N/A
LOT AND BUILDING	PROVIDED
ZONE:	RA-10
LOT DESCRIPTION:	149 IN SQUARE 195
EXISTING BLDG HEIGHT:	86'-2 3/4" (NO CHANGE)
PROPOSED BLDG HEIGHT:	17'-5"
TOTAL LOT AREA:	23,853 SQ FT (NO CHANGE)
PROPOSED FAR:	5.14
PROPOSED LOT OCCUPANCY:	82%
PROPOSED TOTAL BLDG FOOTPRINT:	19,523 SQ FT

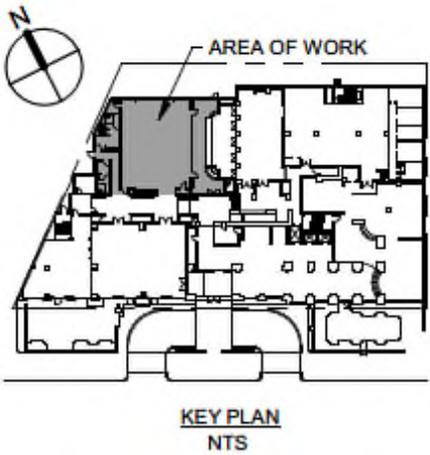


Rear Patio—Proposed Conditions

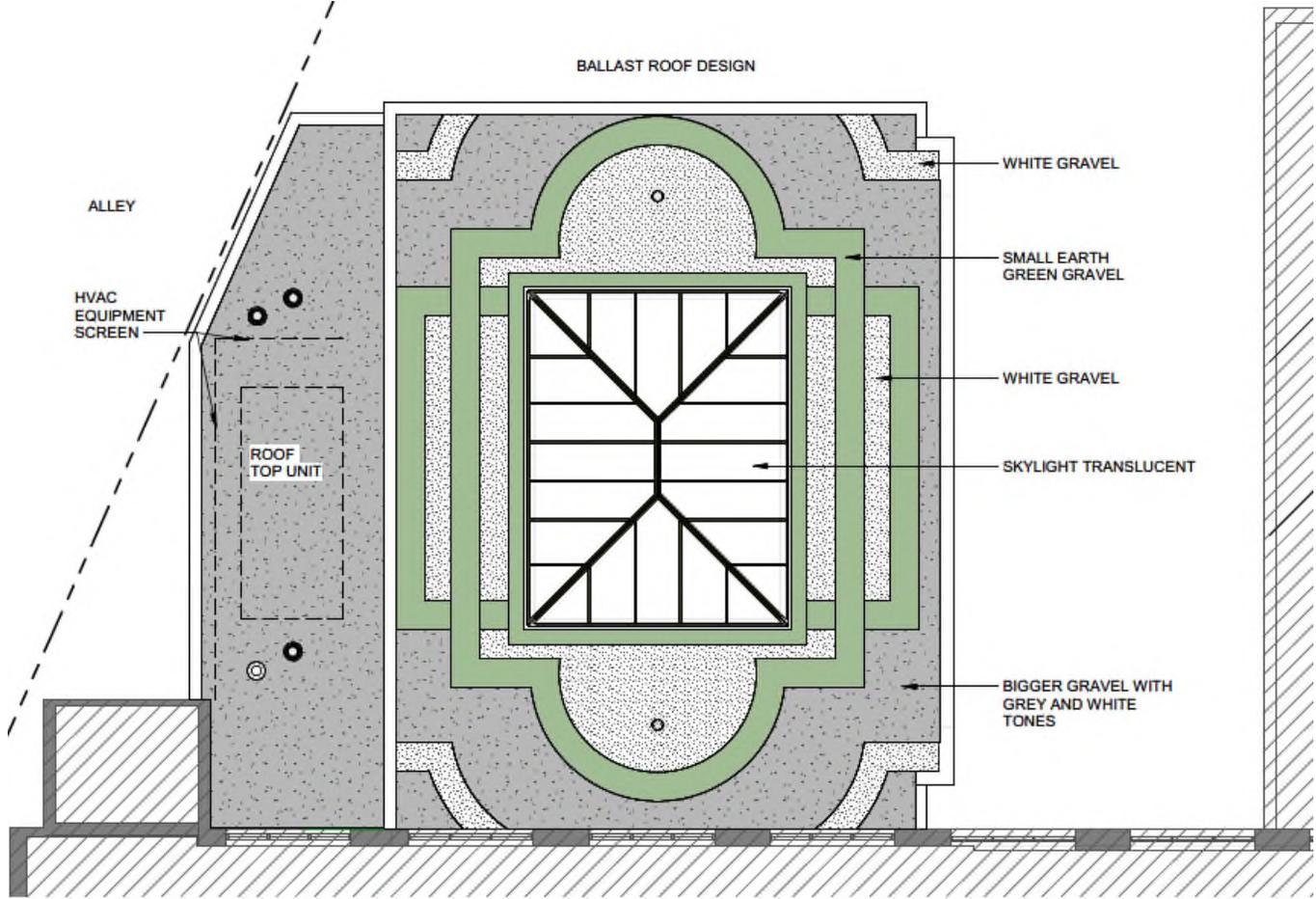


INFORMATION

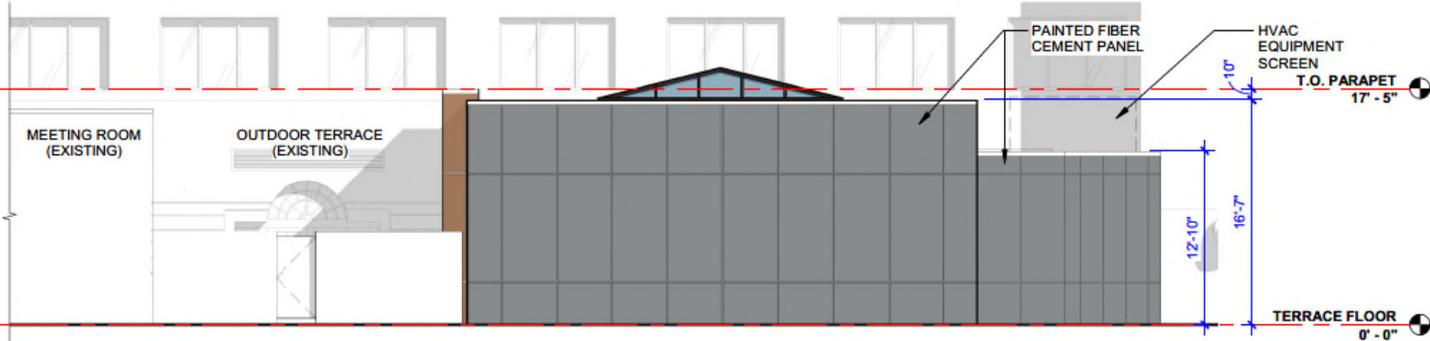
TOTAL BUILDING FOOT PRINT	-	2,563 GSF
BUILDING HEIGHT	-	17'-5" TOP OF PARAPET
FUNCTION ROOM (USABLE AREA)	-	1724 SF



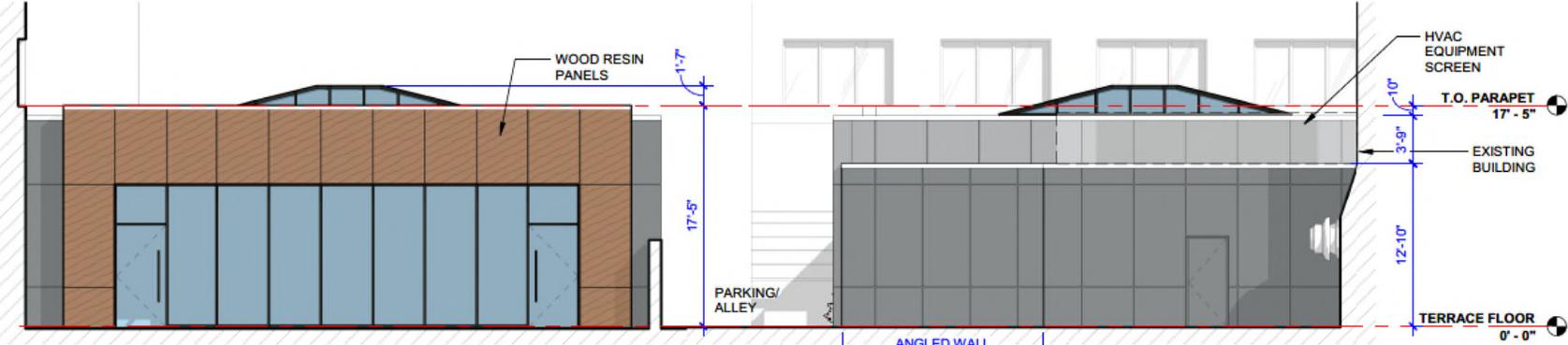
Roof Plan



Elevations



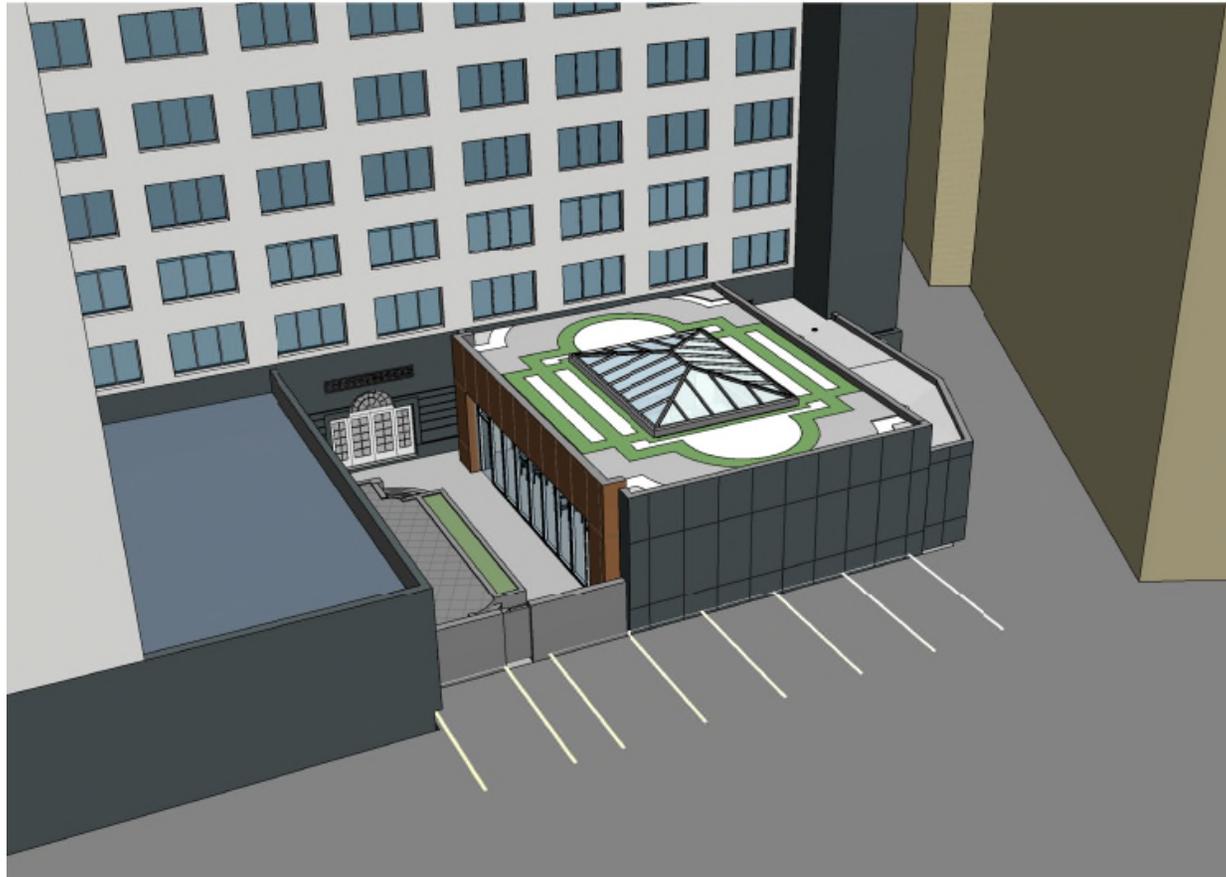
(1) NORTH ELEVATION



(3) EAST ELEVATION

(2) WEST ELEVATION

Bird's Eye View



Thank You

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