



ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
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August 30, 2013

Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: BZA Application No. 18648
1430 Rhode Island Ave., NW (Helix Hotel)

Dear Members of the Board:

Please be advised that ANC 2F, at its regularly scheduled July 10, 2013 public meeting, at which a quorum was present, voted (7-0-1) to support the area variance to expand the gross floor area of the Helix Hotel for function or meeting space under subsection 350.4(d) of the Zoning Regulations.

The applicant appeared before this ANC's Community Development Committee (CDC) on June 26, 2013. The applicant demonstrated to the CDC that the project is fully consistent with the same variance request approved by the Board of Zoning Adjustment in 2008 in BZA Case No. 17672. Due to the structural layout of the existing building, the location of the parking garage ramp and the irregular shape of the lot, the applicant cannot meet current demand for hotel meeting space without also increasing the building footprint. The amount of square footage added represents only a 3% increase over the existing gross floor area of the building but is significant enough to allow the hotel to function successfully. There would not be any significant increase in off-site traffic to the site, and no major change in hotel operations. Consequently, there would be no harm to the zone plan or detriment to the public good.

On the basis of the foregoing, the Commission finds that there is no substantial detriment to the public good or adverse impact to the Zone Plan and that the development will substantially improve the use of the land. The ANC therefore urges the BZA, pursuant to District of Columbia Code §1-309.10, to accord great weight to its advice and grant the above referenced variance relief, pursuant to §3103.2 of the Zoning Regulations (11 DCMR §3103.2).

Very truly yours,

/s/

Matt Raymond
Chairman, ANC 2F

cc: (via email only)
ANC 2F Commissioners
Adam Beebe, Executive Director, ANC 2F
Mary Carolyn Brown, Holland & Knight

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Board of Zoning Adjustment
District of Columbia
CASE NO.18648
EXHIBIT NO.26E