

Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202 955 3000 | F 202 955 5564
Holland & Knight LLP | www.hklaw.com

Mary Carolyn Brown
(202) 862-5990
carolyn.brown@hklaw.com

November 18, 2013

VIA HAND DELIVERY

Board of Zoning Adjustment
for the District of Columbia
441 4th Street, N W , 2nd Floor
Washington, D C 20001

Re BZA Application No 18648
1430 Rhode Island Ave , N W (Square 211, Lot 858)

RECEIVED
D.C. OFFICE OF ZONING
2013 NOV 18 PM 1:30

Dear Members of the Board

At the request of the Board of Zoning Adjustment on November 5, 2013, LHO Washington Hotel Four LLC ("Applicant") submits herewith a list of proposed conditions in support of its above-referenced application. The purpose of the conditions is to ensure that the *de minimus* FAR variance relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan. The conditions will address potential concerns related to parking and tour bus congestion at the front of the hotel, and noise generated by group functions on the existing patio. Since the Helix Hotel began operating, no complaints have been filed with the D C Alcoholic Beverage Regulation Administration ("ABRA") regarding alleged violations on the patio or otherwise. Similar conditions to those listed below have previously been agreed to by Advisory Neighborhood Commission 2F and the Logan Circle Citizens Association as part of a Voluntary Agreement in connection with the Helix Hotel's liquor license. These conditions would now become part of the BZA approval order.

1. **PARKING CONGESTION** The Applicant shall offer valet parking to its restaurant patrons and hotel guests in spaces available within its hotel parking garage. Any visitor in need of short-term parking (i.e., less than 15 minutes) that cannot be accommodated in the circular drive or at the metered spaces in front of the hotel shall be required to valet park his or her car. The hotel shall provide sufficient staff to address short-term parking needs in the circular drive while other cars are being valet parked.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18648
EXHIBIT NO. 41

Board of Zoning Adjustment
District of Columbia
CASE NO.18648
EXHIBIT NO.41

- 2 TOUR BUS CONGESTION The Applicant shall notify operators and drivers of tour buses that discharge passengers at the hotel that District of Columbia traffic regulations prohibit idling of such buses in the public streets for more than 10 minutes
- 3 NOISE AND PRIVACY The Applicant shall comply with the government – mandated noise restrictions, including the D C Noise Control Act, and make any necessary operation or architectural improvements to ensure that music, noise, and vibrations from the summer garden are not audible above ambient sounds from within residential property owners' premises located in the 1400 block or Rhode Island Avenue, N W The Applicant shall not permit live music or disc jockeys on the summer garden, and shall keep all recorded music, if any, at a level that is not audible above ambient sounds from within residential property owners' premises located in the 1400 block of Rhode Island Avenue, N.W
- 4 NEIGHBORHOOD COORDINATOR The Applicant shall designate its hotel general manager as a neighborhood coordinator to receive and address any complaints from adjacent neighbors pertaining to parking, tour bus congestion, or noise resulting from the relief granted by this application

Respectfully Submitted,



Mary Carolyn Brown

Enclosures

cc Certificate of Service (see attached)
Steven Mordfin, Office of Planning (via email)

CERTIFICATE OF SERVICE

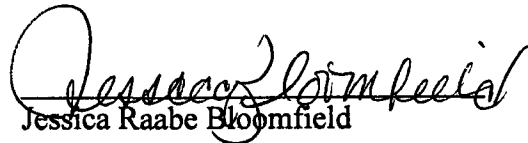
I HEREBY CERTIFY that a copy of the foregoing letter outlining proposed conditions was served this 18 day of November, 2013, by the method indicated below:

Via Email

Advisory Neighborhood Commission 2F
5 Thomas Circle, N W
Washington, D C 20005
anc2foffice@gmail.com

Via First-Class Mail and Email

Mr Jeffrey Dzieweczynski
1422 Rhode Island Ave., N W.
Washington, D C 20005
jeffreydc@verizon.net


Jessica Raabe Bloomfield