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November 11/25/2013

VIA HAND DELIVERY

Board of Zoning Adjustment
441 4th Street N.W 2nd Floor
Washington, DC 20001

RE: Comments on LHO Washington Hotel Four LLC ('Applicant') mitigation plan to address the Board's Concerns of BZA Application NO 18648

Dear Members of the Board.

At the November 5, 2013 meeting the following concerns were to be addressed

- 1 Traffic Management plan
- 2 Car drop off
- 3 Traffic congestion in front of the hotel
- 4 Buses
- 5 No organized group events, functions or music on the patio
- 6 Neighborhood coordinator

Applicant's Response: #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.

Protestant's Comments to Applicant's Response #1: PARKING CONGESTION

- 1 This response does not address the parking and congestion caused by the weekend and late night bar crowd when hotel staff is non-existent. Do you provide valet parking for your bar patrons?
- 2 Does not address cars blocking the sidewalk when patrons dump cars in drive way (primarily weekend bar crowd)
- 3 The applicant's response states there are metered spaces in front of the hotel. There are no metered spaces in front of the hotel
- 4 The applicant stated during the November 5th hearing that there are 3-4 parking spaces on the street in front of the hotel for loading and unloading. There is a yellow curb area on the street in front of the hotel that will accommodate 1 car

Applicant's Response #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

Protestant's Comments to Applicant's Response #2: TOUR BUS CONGESTION

1. I agree with notifying tour bus operators of the idling regulation
- 2 Add wording that they discharge and pick up passengers in front of the hotel

Applicant's Response #3 NOISE AND PRIVACY: The Applicant shall comply with the government mandated noise restrictions, including the D.C Control Act, and make any necessary operation or architectural improvement to ensure that music, noise, and vibration from the summer garden are not audible above ambient sounds from within residential property owners' premises located in the 1400 block of Rhode Island Ave 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

Protestant's Comments to Applicant's Response #3: NOISE AND PRIVACY

- 1 In addition to the noise from the summer garden, music, noise and vibration generated from the event space/wine bar/expanded restaurant and lounge should not be heard within residential property owners located in the 1400 block of Rhode Island Ave NW.
2. Additionally maximum sound levels generated by the summer garden shall be compliant with DC Municipal Code title 20, chapter 27 Noise Control, 2701.1 "Zone Residential" Maximum Sound Levels.
- 3 The board stated on November 5, 2013 that there be no organized group events, functions or music on the patio. The applicant's response failed to address the board's request

Applicant's Response: #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

Protestant's Comments to Applicant's Response #4: NEIGHBORHOOD COORDINATOR

- 1 Agree with the applicant's response

Respectfully Submitted



Jeffrey Dzieweczyński

Via Email

Mary Carolyn Brown

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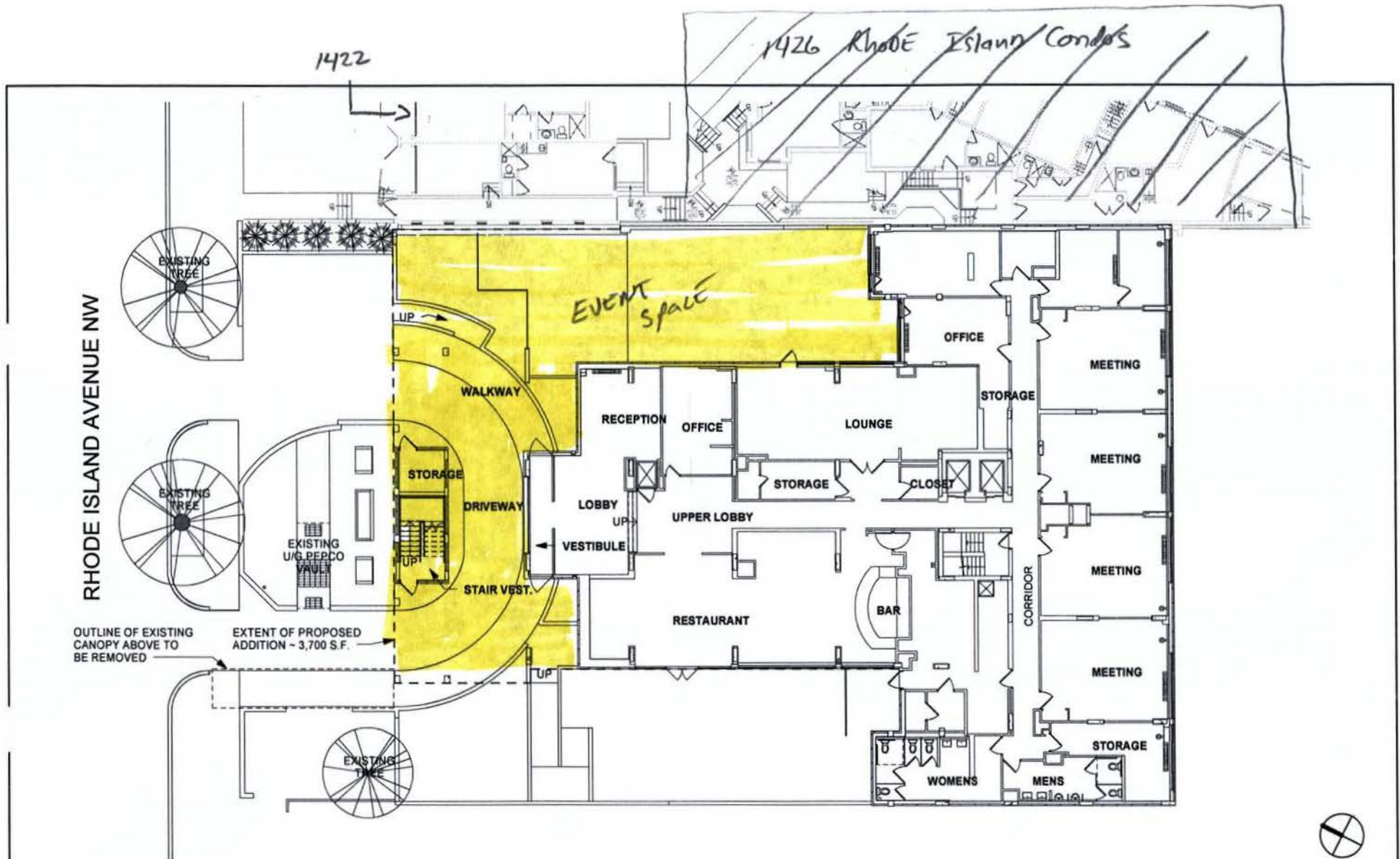
Via First Class Mail

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EXISTING SITE
PLAN & FIRST
FLOOR

Project: 13083-01
Date: 06/03/13

SCH-2

At the hearing I was
asked where my house
is located in regard to
the proposed project.

My home is at 1422
Rhode Island which
fronts the street.