

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Office of Zoning



Date APR 2 2014

To Whom It May Concern.

The D.C. Office of Zoning is providing this letter to inform all property owners within 200 feet of a development project of conditions associated with the approval of the project

The following is offered for informational purposes only. **You are not required to respond or take any other action with respect to this letter. Further, the record in this case is closed and no additional documentation will be accepted.**

The D.C. Board of Zoning Adjustment recently approved the following project, which is within 200 feet of your property.

Application No. 18648 of LHO Washington Hotel Four LLC, pursuant to 11 DCMR § 3103.2, for variances from the FAR limitations under § 402.4 and from the prohibition under § 350.4(e) against the expansion of gross floor area or the increase in function or meeting space within a hotel existing on or before May 16, 1980, in the R-5-E District at premises 1430 Rhode Island Avenue, N.W. (Square 211, Lot 858).

This application was approved subject to the following conditions

1. PARKING CONGESTION: The Applicant shall.

- a. Maintain a minimum of two parking spaces on the front of its property for short term use (i.e. less than 15 minutes) for the discharge and pick-up of hotel customers, if approved by DDOT,
- b. Offer all patrons of events, restaurants, and hotel guests valet parking within its hotel parking garage;
- c. Require valet parking for any visitor in need of short-term parking (i.e. less than 15 minutes) who cannot be accommodated in the circular drive or at the parking spaces on the street in front of the building; and
- d. Provide sufficient staff to manage the short-term parking demands and the valet parking operation requirements.

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BOARD OF ZONING ADJUSTMENT
District of Columbia

EXHIBIT NO. 18648
Board of Zoning Adjustment
District of Columbia
CASE NO. 18648
EXHIBIT NO. 47

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2 TOUR BUS CONGESTION The Applicant shall:

- a. Include in all contracts and reservations for groups notice that operators and drivers of buses must comply with the District of Columbia traffic regulations prohibiting idling of such buses in public streets for more than ten minutes, and
- b. Request any bus idling in front of the hotel beyond the ten minute limitation to move from in front of the hotel

3 NOISE AND PRIVACY: The Applicant shall

- a. Comply with the government-mandated noise restrictions, including the D.C. Noise Control Act for all events and activities at the hotel;
- b. Make all operational or architectural improvements necessary to ensure that music, noise, and vibrations from the use of any function space in the hotel, including the summer garden, is not audible above ambient sounds from within residential property owners' premises located in the 1400 block of Rhode Island Avenue, N.W.;
- c. 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., and
- d. Not support or assist any group functions of more than four people in the summer garden

4 NEIGHBORHOOD COORDINATOR The Applicant shall

- a. 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;
- b. Require the neighborhood coordinator to provide prompt response (48 hours) to the complainant on how the hotel is mitigating the cause of any complaint, and
- c. Require the neighborhood coordinator to at least annually seek to meet with the ANC to assess the impact of the relief granted on the community, and seek to resolve any substantial negative impact caused by the relief

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Please note: The timeframe for development of an approved project varies depending on the scope and complexity of the project. Consequently, the conditions enumerated above may not be pertinent or at issue until a future date.

If you are interested in learning more about this case, or have questions about the definition of terms enumerated above, you can obtain a copy of the written Order that contains the conditions from the D.C. Office of Zoning website (www.dcoz.dc.gov). From the homepage, select the "Search" tool in the blue left sidebar, navigate to a search of "ZC and BZA Orders," and enter the case number provided above. Once you obtain the Order, if you have questions *specifically pertaining to enforcement of the aforementioned conditions*, please contact the D.C. Office of Zoning Compliance Review Specialist at (202) 727-6311.

SINCERELY,

A handwritten signature in black ink, appearing to read "R. Nero", written in a cursive style.

RICHARD S. NERO, JR.
Deputy Director of Operations