



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B

June 15, 2015

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street NW
Suite 210S
Washington, DC 20001
bzsubmissions@dc.gov

RE: 1337 Connecticut Ave (BZA)

Dear Chairman Jordan,

At its regular meeting on June 10, 2015, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 18 of 19 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of 8-0-0:

Whereas 1337 Connecticut Ave NW is within the boundaries of Advisory Neighborhood Commission (ANC) 2B; and

Whereas the applicant requires special exceptions for a variance from the parking requirements, and a special exception from the roof structure setback requirements to allow construction of a hotel addition to an existing office building in the DC/SP-1 and C-3-C Districts; and

Whereas the hotel’s proximity to Metro and target clientele make it unlikely hotel guests will arrive by self-driven car and require parking; and

Whereas the current proposal includes a primary entrance and loading and unloading using an existing no-parking zone on Connecticut Avenue rather than previously proposed on 18th Street; and

Whereas ANC 2B is concerned about traffic congestion on the 1300 block of Connecticut Avenue;

Whereas the roof structure setback exception is to conform with feedback from the Historic Preservation Review Board; and

Whereas the applicant also requires a special exception moving the boundary of the SP-1 zone due to the lot being split between SP-1 fronting 18th Street and C-3-C fronting Connecticut Avenue; and

Whereas the applicant has met with the nearest residential neighbors at the Palladium and there are no objections.

Therefore be it RESOLVED ANC 2B supports the project on the condition that the applicant submits a traffic management plan and loading management plan to ANC 2B before construction commences.

Furthermore, ANC 2B requests that BZA seek guidance from DDOT regarding the safe and efficient movement of traffic on the 1300 block of Connecticut Avenue.

Be it further RESOLVED ANC 2B supports these zoning variances with the understanding that the hotel will be operated as extended stay lodging and would not support these variances with other hotel uses.

Commissioners Daniel Warwick (daniel.warwick@anc.dc.gov), Justine Underhill (justine.underhill@dupontcircleanc.net), and Noah Smith (noah.smith@anc.dc.gov) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

A handwritten signature in black ink, reading "Noah Smith", is centered within a light gray rectangular box.

Noah Smith
Chairman

cc: bzasubmissions@dc.gov, Richard.nero@dc.gov, sara.bardin@dc.gov