

**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Matt Jesick, Case Manager  
*JL* Joel Lawson, Associate Director Development Review

**DATE:** January 3, 2020

**SUBJECT:** BZA #18744A – 15 Dupont Circle, NW – Modification of Significance to add a lodging use to an approved multi-family dwelling

**I. BACKGROUND AND RECOMMENDATION**

In 2014 the Board approved relief for this property to permit the construction of an addition to the landmark mansion on the site. Relief was granted for court width, parking, and roof structures. The addition and mansion together have been used as a multi-family dwelling of furnished micro-units, often for short-term leases of less than a year and more than one month. The applicant now wishes to permit some of the units to be leased for periods of less than one month, which would qualify as a lodging use, a special exception use in the MU-15 zone. The Office of Planning (OP) recommends **approval** of the following relief:

- U § 504.1(f) Lodging use, permitted as a special exception.

**II. LOCATION AND SITE DESCRIPTION**

Address	15 Dupont Circle, NW
Legal Description	Square 136, Lot 34
Ward and ANC	2B
Zoning	MU-15 (formerly Dupont Circle / SP-1, moderate density areas with predominantly residential uses)
Lot Characteristics	Flat property
Existing Development	Historic mansion, the Patterson House, built in 1903, with an addition to the east. The combined building is residential in use.
Historic District	Dupont Circle and Massachusetts Avenue Historic Districts; Patterson House is a designated landmark
Adjacent Properties	North – 9 story, 90’ office building South – Sulgrave Club (Wadsworth House) East – Iraqi Chancery (Boardman House) West – Dupont Circle
Neighborhood Character	Mix of all types of buildings, from rowhouses to office buildings

Proposal	Permit a Lodging use in 31 of the 92 total existing residential units. The remaining 61 units would remain residential, with leases of longer than one month. The seven existing IZ units would remain as part of the 61 residential units. The lodging units are somewhat concentrated and would not have an entry separate from the existing residential entrance.
----------	--

### III. ZONING REQUIREMENTS AND REQUESTED RELIEF

The applicant plans no changes to the building, but has requested a special exception to establish the lodging use in about 1/3 of the units. The basic building parameters are presented in the table below for informational purposes.

MU-15	Regulation	Existing and Proposed	Relief
Lot Area	n/a	13,853 sf	Conforming
FAR G 602	4.8 (66,494 sf)	4.1 (56,797 sf)	Conforming
Height G 603	70'	69'10"	Conforming
Lot Occ. G 604	80% (11,082 sf)	76% (10,528 sf)	Conforming

### IV. ANALYSIS

The following is the analysis of the special exception criteria of Subtitle U § 504.1(f), Lodging.

*(1) The height, bulk, and design of the lodging use shall be in harmony with existing uses and structures on neighboring property;*

The height, bulk and design of the building will not change as a result of this application. The height and FAR of the building comply with the requirements of the zone.

*(2) To ensure that the height, bulk, and design is in harmony with existing uses and structures on neighboring property, the Board of Zoning Adjustment may require special treatment in the way of design, building setbacks, screening, landscaping, sign controls, and other features as it deems necessary to protect neighboring property;*

Because the height, bulk and design of the building would not change as a result of this application, OP recommends no special treatments for the building. The applicant has confirmed that there would be no new signage on the building as a result of the special exception. The addition to the Patterson House underwent design review by the Historic Preservation Review Board (HPRB) and HP staff.

- (3) The approval of the lodging use shall result in a balance of residential, office, and lodging uses in the applicable zones in the vicinity of the lodging use;*

The Dupont Circle neighborhood has a wide variety of uses, including significant residential, office and commercial. The addition of 31 lodging units, particularly at this location close to the Dupont Circle metro station and the commercial corridor, should not alter the overall balance of uses in the vicinity.

- (4) The gross floor area devoted to function rooms and exhibit space shall not exceed fifteen percent (15%) of the gross floor area of the hotel;*

On page 7 of Exhibit 2, the applicant states that the project contains 5,550 square feet of amenity space, which is equivalent to 9.7% of the total floor area of 56,797 square feet. The amenity spaces would be shared between the residential and lodging uses. No new amenity space is being added as a result of this application.

- (5) The lodging use shall be located within one thousand three hundred feet (1,300 ft.) of the Central Employment Area or a Metrorail station as measured from the entrance of the lodging use closest to the main lobby and guest registration desk to the edge of the Central Employment Area or the entrance to the Metrorail station, following public rights-of-way;*

The south entrance to the Dupont metro station is approximately 500 feet from the entrance of the building.

- (6) The Board of Zoning Adjustment may require more or less off street parking spaces and loading berths than required by this title to accommodate the activities of the lodging use, so as to avoid unduly impacting parking or traffic on the surrounding streets; and*

OP does not recommend additional parking. In the 2014 case, the Board granted complete relief from parking. Altering the use from longer-term rentals to short-term rentals should not greatly expand the auto use of the tenants. The applicant expects that the types of tenants in the project would remain the same, but simply with shorter stays in the rental units. DDOT has recommended a revised TDM program from what was originally approved.

- (7) The location and design of driveways, access roads, and other circulation elements of the lodging use shall be located to avoid dangerous or other objectionable traffic conditions;*

The project currently has no driveways or access roads, and none are contemplated with the present application. The lodging use, therefore, would not create dangerous or objectionable traffic conditions.

## V. HISTORIC PRESERVATION

The subject property is an individual landmark and is located in both the Dupont Circle and Massachusetts Avenue historic districts. The interior of the mansion is also part of the landmark and has been maintained as part of the project. The 2017 addition was approved by the HPRB and HP staff.

## VI. COMMENTS OF OTHER DISTRICT AGENCIES

A DDOT report at Exhibit 39 notes no objection to the proposal, with a revised TDM plan for the lodging use. As of this writing the record contains no other comments from District agencies.

## VII. COMMUNITY COMMENTS

As of this writing the record contains no comments from the community.

## VIII. VICINITY MAP

