


GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anna Chamberlin
Project Review Manager 

DATE: February 9, 2018

SUBJECT: **BZA Case No. 19695** – 1315 16th Street NW – Rouge Hotel

APPLICATION

LHO Washington Hotel Three, LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests special exceptions from the use permission under Subtitle U § 504.1(f), and from the penthouse requirements of Subtitle C § 1500.3(c) to construct a new 2,235 SF penthouse restaurant in an existing hotel in the MU-15 Zone. While the number of seats will be determined through the Alcoholic Beverage Regulation Administration’s permitting process, the Applicant anticipates providing 50 indoor seats and 50 additional outdoor seats. Title 11 § 704.1, § 802.4, and § 901.6 exempt the Applicant from additional parking, bicycle parking, and loading space requirements. The site is located at 1315 16th Street NW (Square 195, Lot 846).

RECOMMENDATION

The District Department of Transportation has reviewed the Applicant’s request and determined that based on the information provided, the approval of the requested exceptions will have no adverse impacts on the travel conditions of the District’s transportation network. The proposed action may lead to a minor increase in vehicular, transit, pedestrian, and bicycle trips. Despite these minor potential impacts, DDOT has no objection to the approval of the requested special exceptions with the following conditions

Public Space

This review only pertains to zoning issues and does not consider the potential impacts to District owned public space. DDOT’s lack of objection to the requested special exceptions should not be viewed as an approval of public space elements. If any portion of the project has elements in the public space

Board of Zoning Adjustment
District of Columbia
CASE NO. 19695

requiring approval, the Applicant is required to pursue a public space permit through DDOT's permitting process. The Applicant may refer to Titles 11, 12A, and 24 of the DCMR and DDOT's recently released 2017 Design and Engineering Manual (DEM) for specific controls of public space. A summary can also be found in DDOT's Public Realm Design Manual.

AC:pr