

# The Darcy Hotel Variance Application



Board of Zoning Adjustment  
July 31, 2019

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Board of Zoning Adjustment  
District of Columbia  
CASE NO.20085  
EXHIBIT NO.41

# Team Introduction

**Evan Pritchard**

Attorney

Venable LLP

**Tobias Arff**

General Manager

The Darcy Washington, DC

**Lewis Goetz**

Architect

Baskervill

**Kevin Noble**

Director of Finance

The Darcy Washington, DC

# Project Location—1515 Rhode Island Avenue, NW





# Proposal—enclose portion of rear patio



# Variance Requests

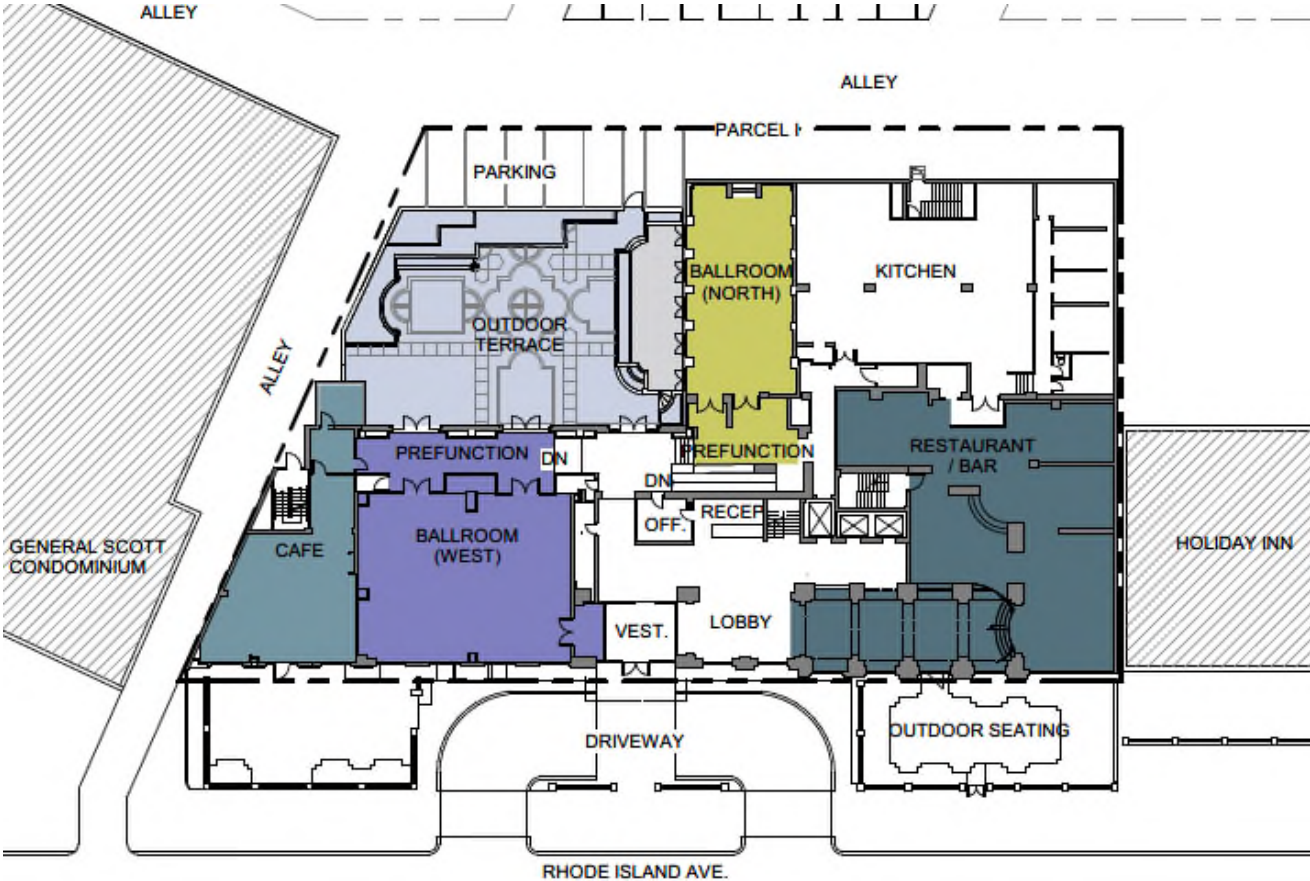
- Hotel existed prior to May 16, 1980, so permitted use in the RA-10 District
- Variances requested:
  1. Expansion of commercial adjunct space to add the proposed function room
  2. Increase lot occupancy from 71% to 82% (maximum permitted 75%)
  3. Reduction in rear yard setback from 22 feet to 18 feet (to match existing condition)

# Rear Patio—Existing Conditions





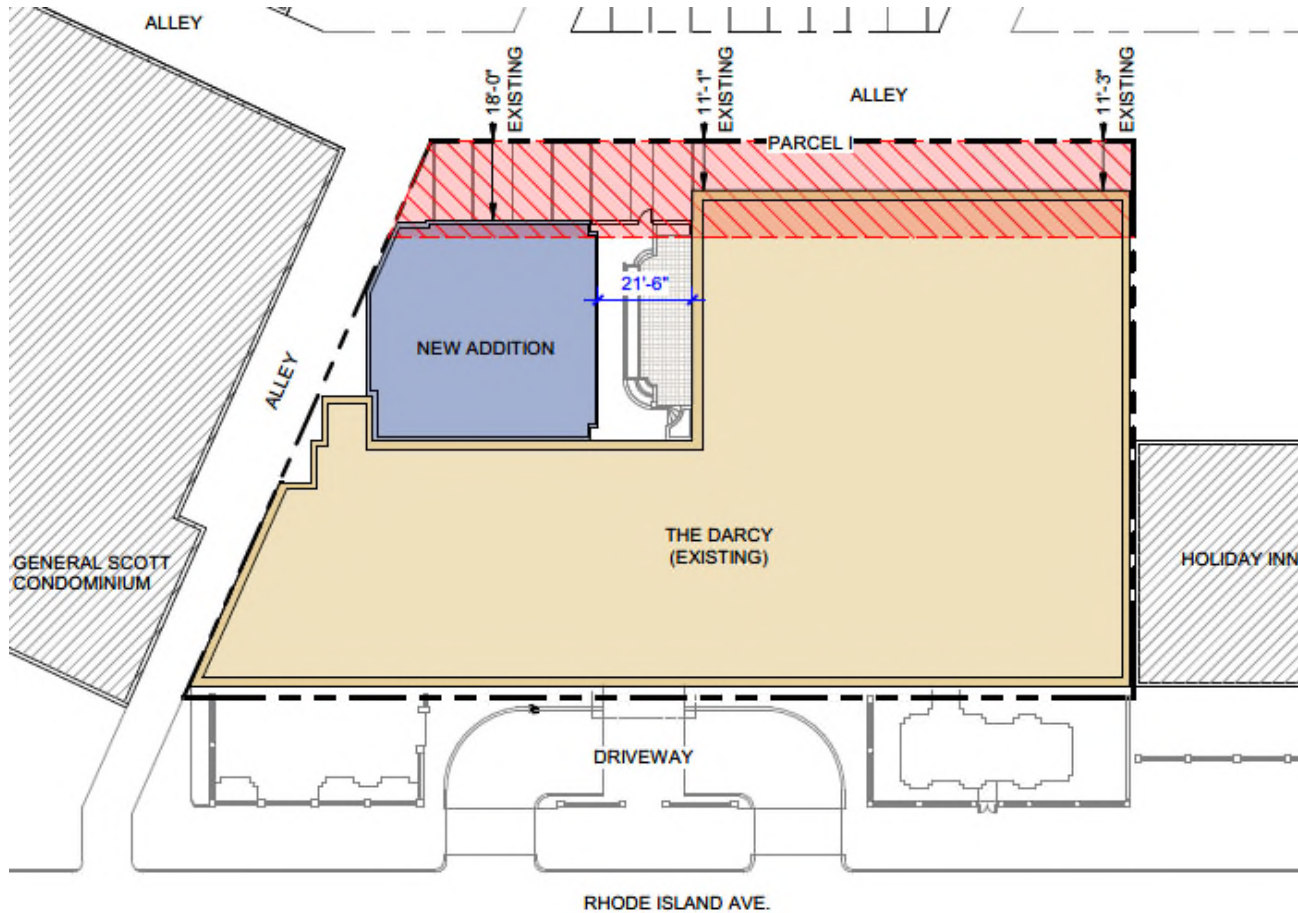
# Rear Patio—Existing Conditions



## ROOM LEGEND

	BALLROOM (NORTH)/ PREFUNCTION	1750 SQFT
	BALLROOM (WEST)/ PREFUNCTION	2530 SQFT
	CAFE	1200 SQFT
	RESTAURANT / BAR	3400 SQFT
	OUTDOOR TERRACE	3750 SQFT
	NIC	

# Rear Patio—Proposed Conditions

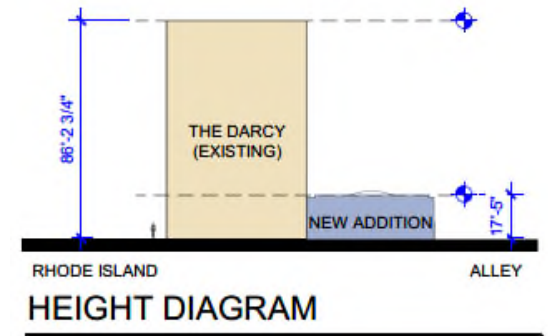


## LEGEND

	22 FT SETBACK
	NIC
	PROPERTY LINE

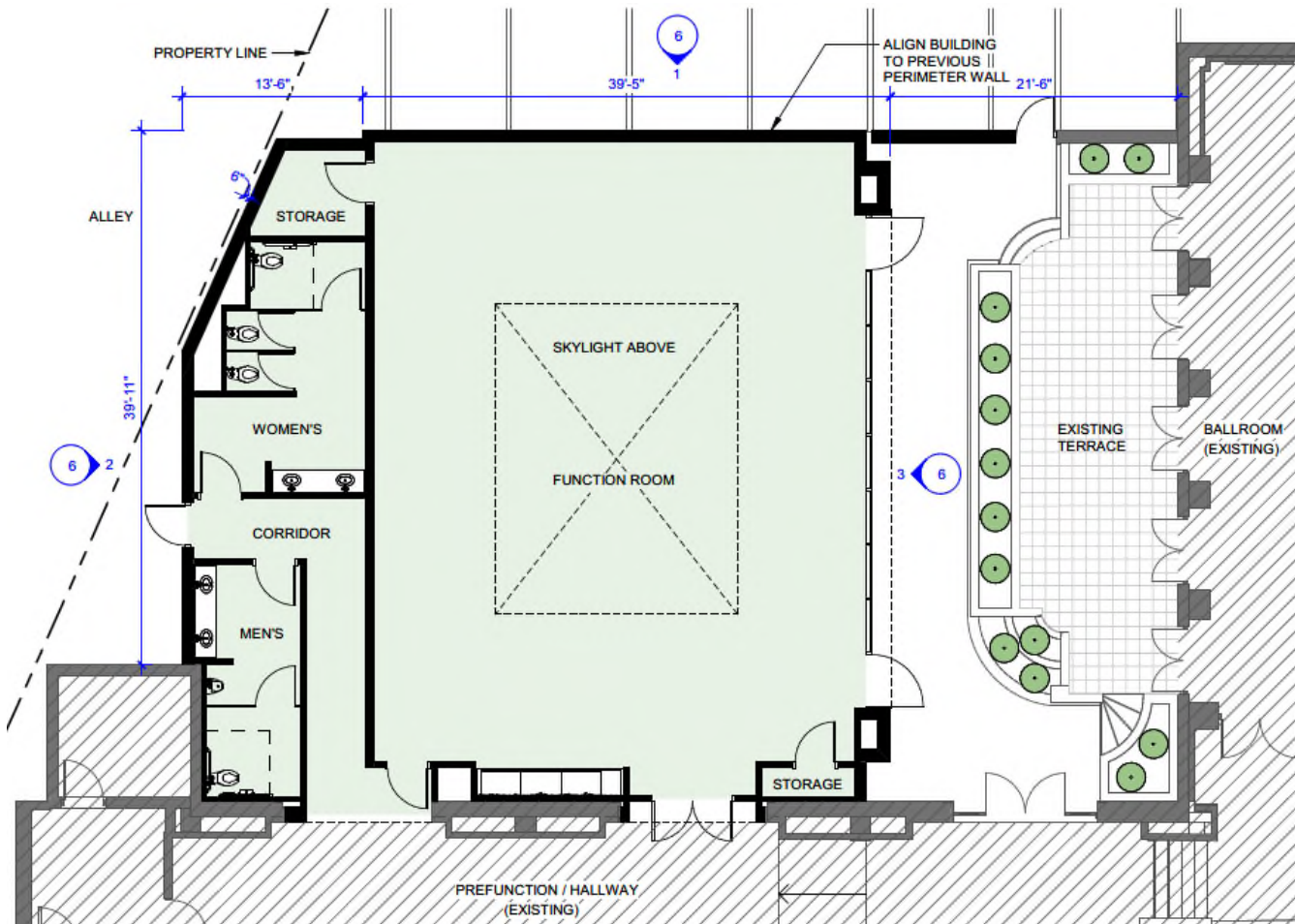
## PROPOSED SITE INFORMATION

SET BACKS	REQUIRED
FRONT	N/A
BACK	22'-0"
SIDES	N/A
LOT AND BUILDING	PROVIDED
ZONE:	RA-10
LOT DESCRIPTION:	149 IN SQUARE 195
EXISTING BLDG HEIGHT:	86'-2 3/4" (NO CHANGE)
PROPOSED BLDG HEIGHT:	17'-5"
TOTAL LOT AREA:	23,853 SQ FT (NO CHANGE)
PROPOSED FAR:	5.14
PROPOSED LOT OCCUPANCY:	82%
PROPOSED TOTAL BLDG FOOTPRINT:	19,523 SQ FT



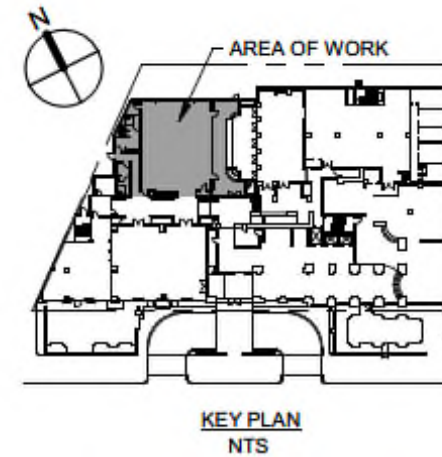


# Rear Patio—Proposed Conditions

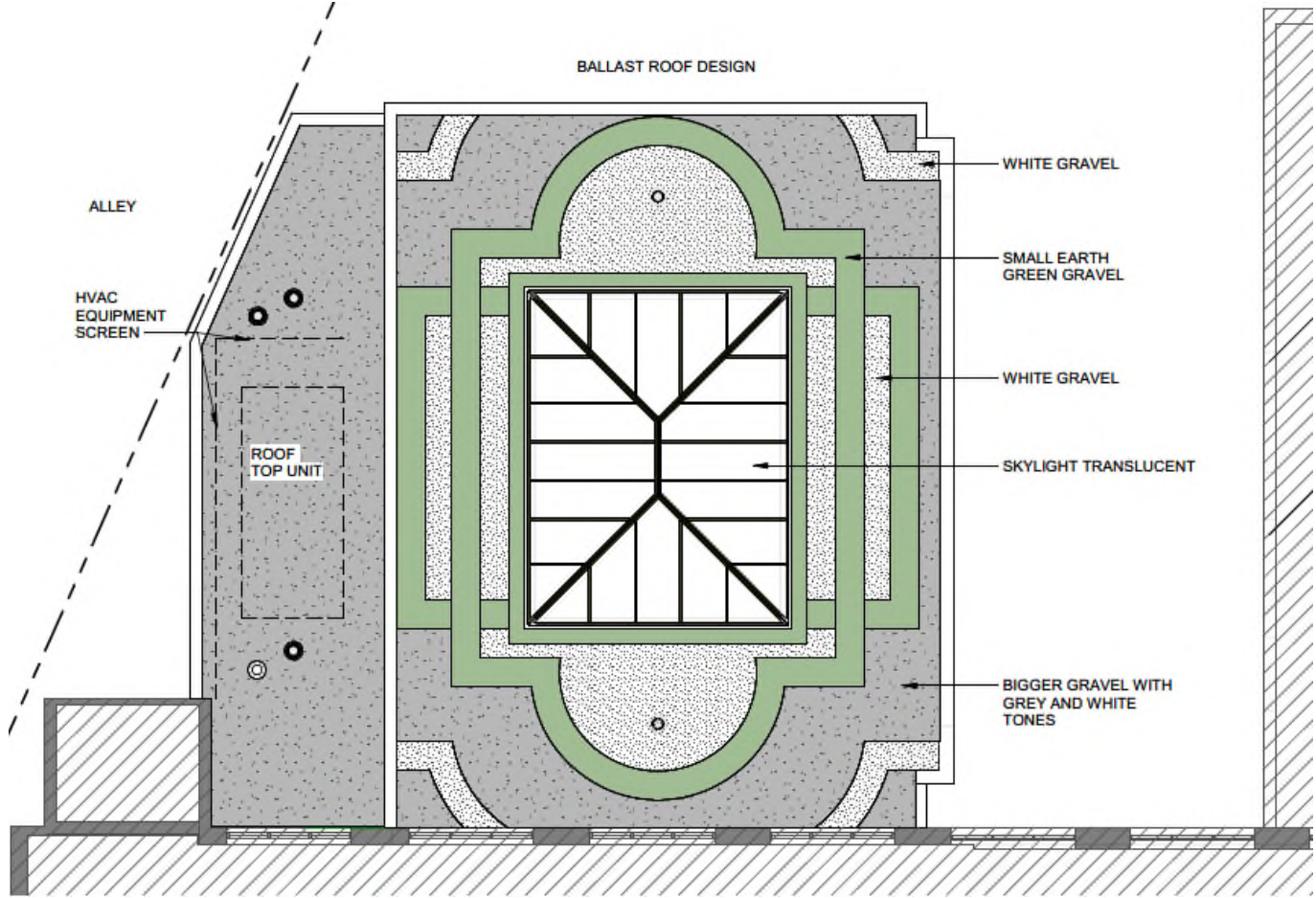


## INFORMATION

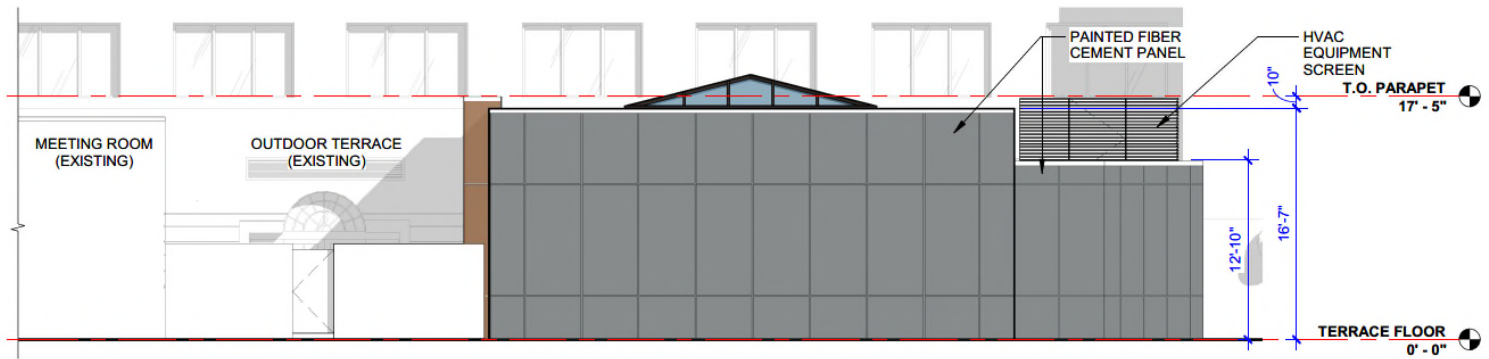
TOTAL BUILDING FOOT PRINT	-	2,563 GSF
BUILDING HEIGHT	-	17'-5" TOP OF PARAPET
FUNCTION ROOM (USABLE AREA)	-	1724 SF



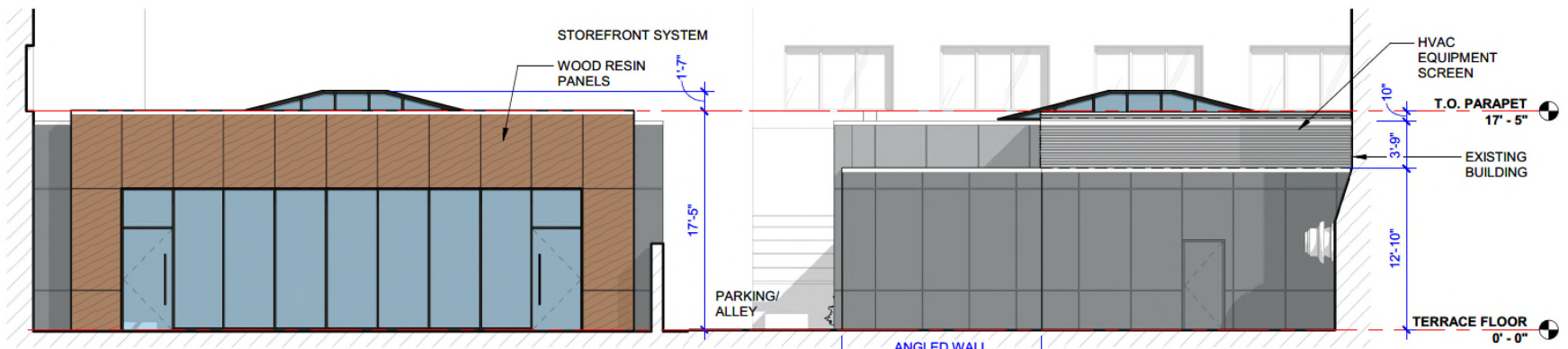
# Roof Plan



# Elevations



(1) NORTH ELEVATION

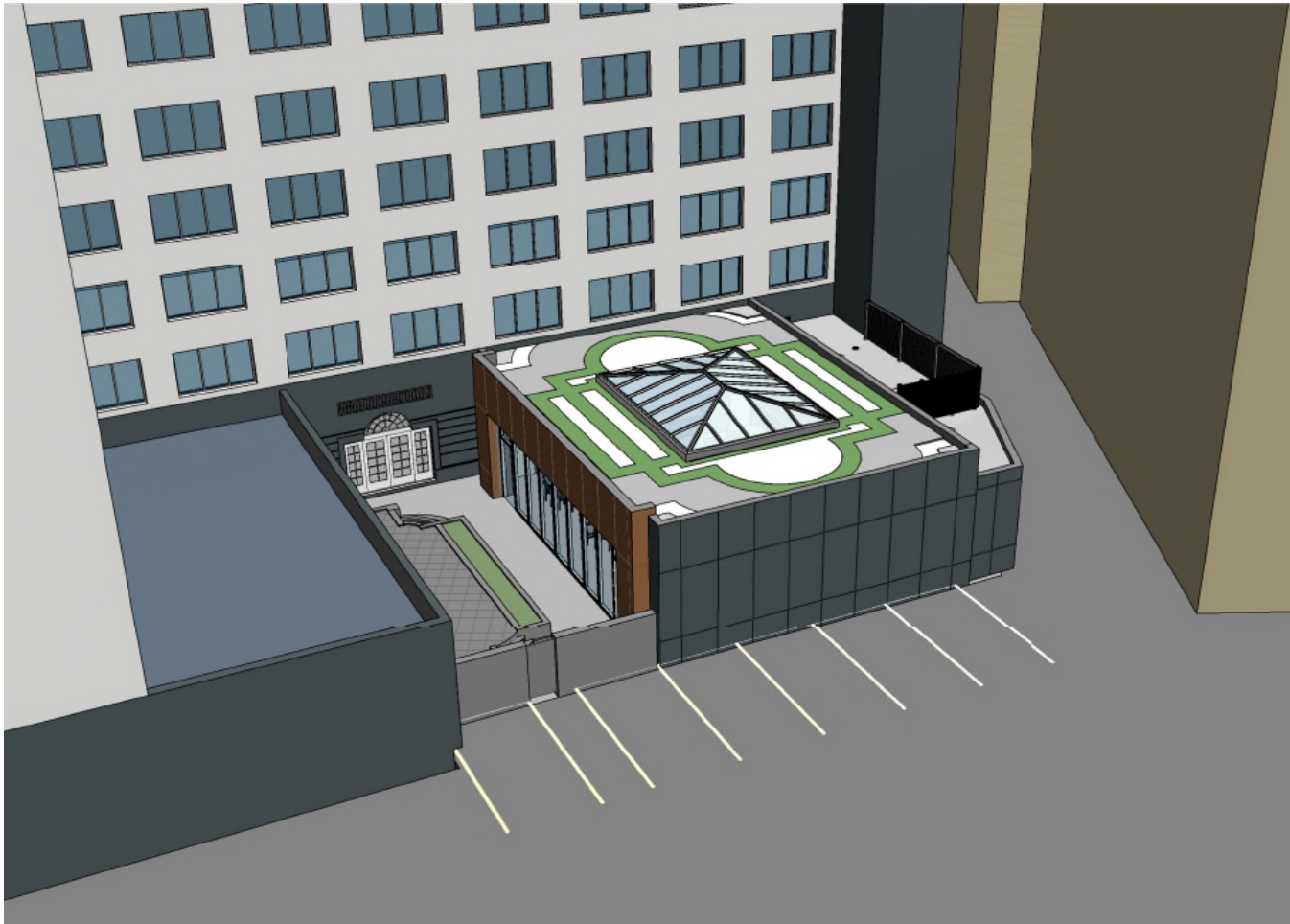


(3) EAST ELEVATION

(2) WEST ELEVATION



# Bird's Eye View



# Thank You

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