

The Darcy Hotel Variance Application



Board of Zoning Adjustment
July 10, 2019

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Board of Zoning Adjustment
District of Columbia
CASE NO.20085
EXHIBIT NO.54

Team Introduction

Evan Pritchard

Attorney

Venable LLP

Tobias Arff

General Manager

The Darcy Washington, DC

Lewis Goetz

Architect

Baskervill

Lorena Val

Project Manager

PDSI

Project Location—1515 Rhode Island Avenue, NW



Proposal—enclose portion of rear patio



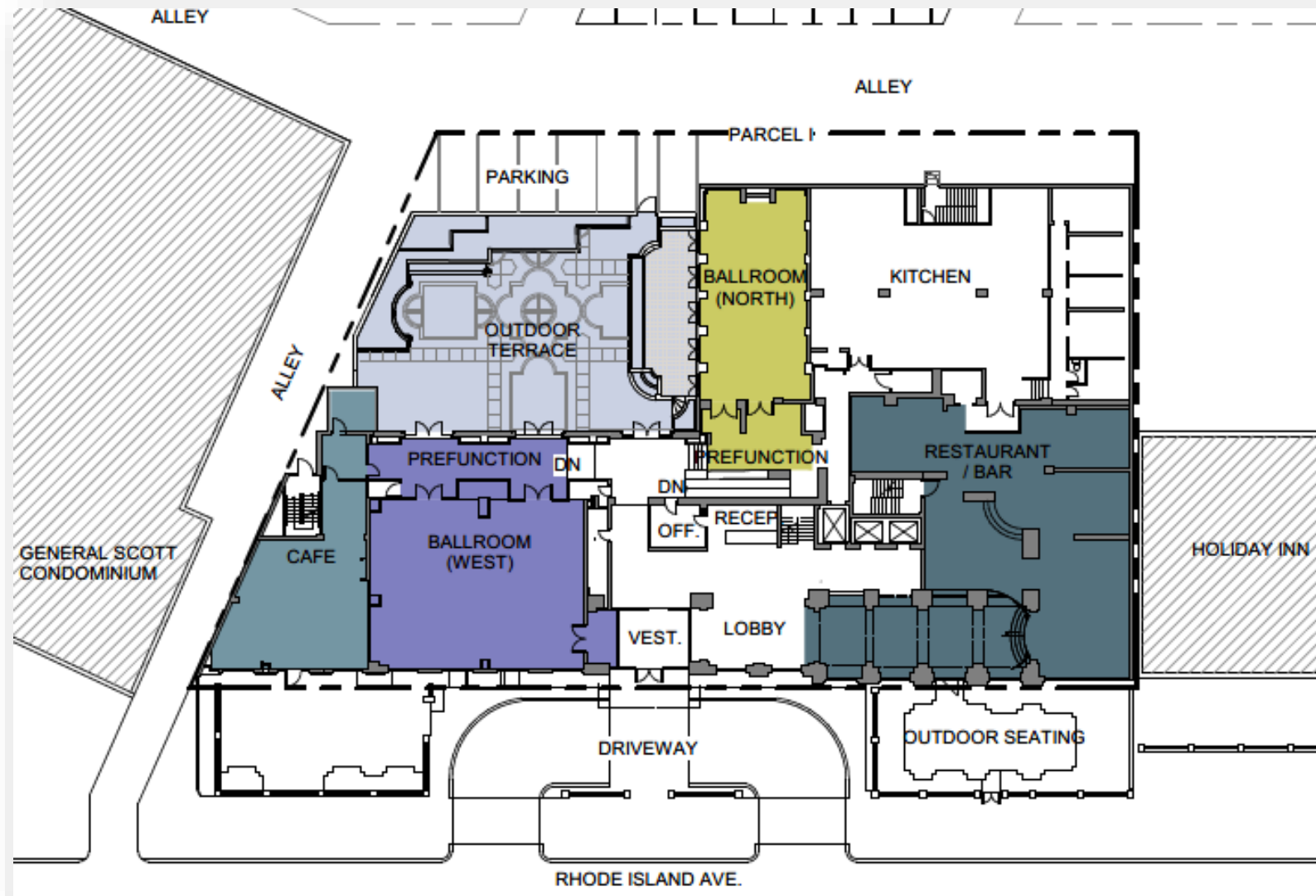
Variance Requests

- 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 rooms
 2. Increase lot occupancy from 71% to 82% (maximum permitted 75%)
 3. Reduction in rear yard setback from 21.75 feet to 18 feet (to match existing condition)







Rear Patio—Existing Conditions



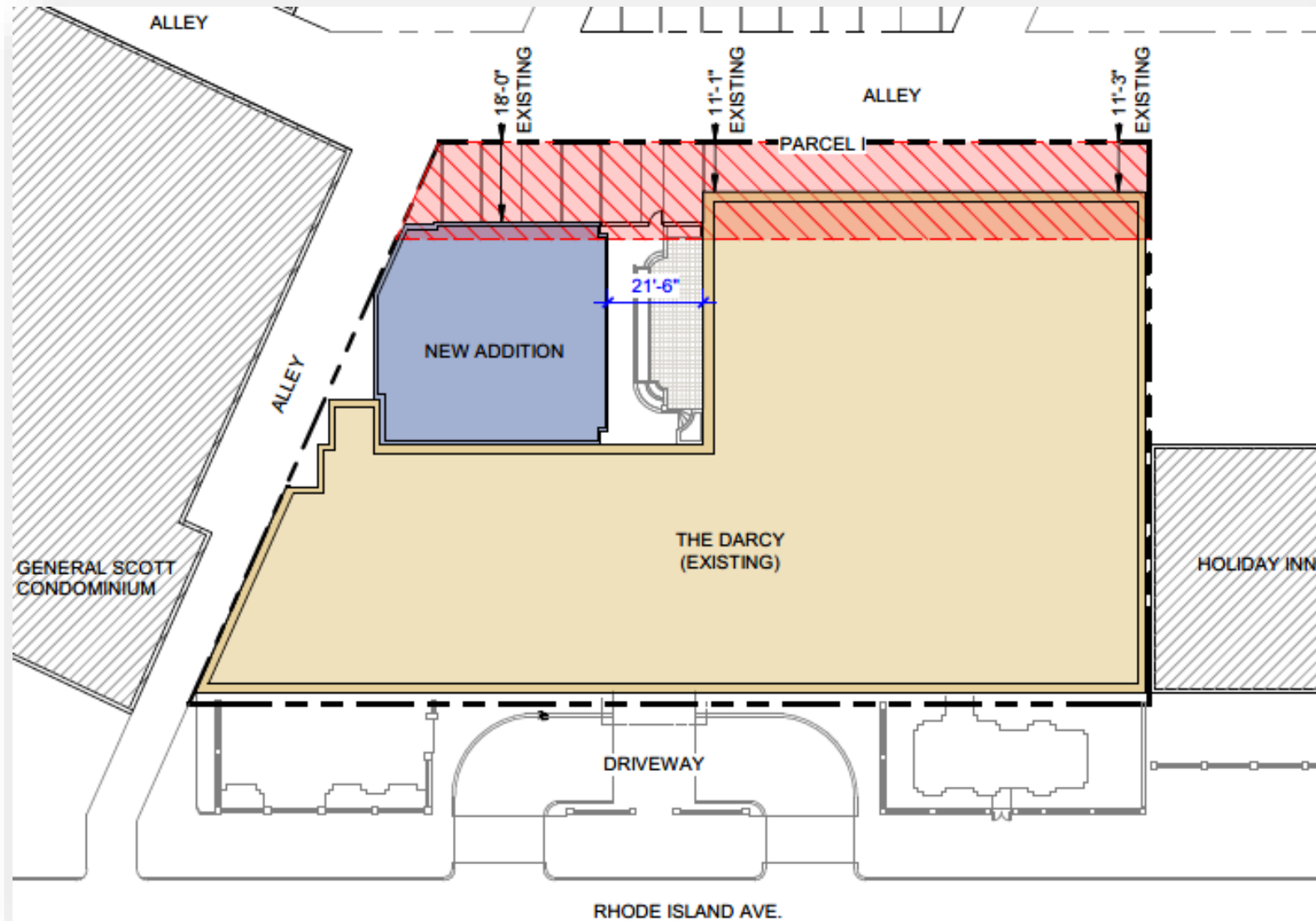
Rear Patio—Existing Conditions



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

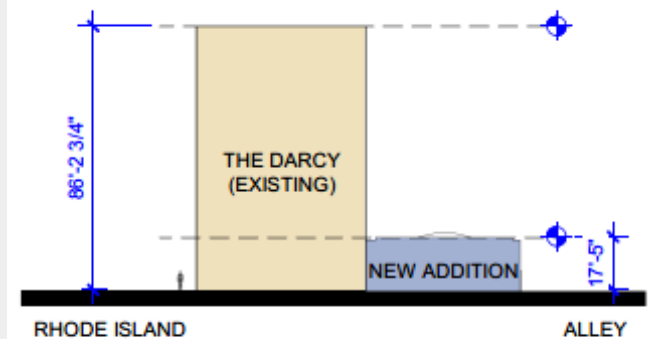


PROPERTY LINE

PROPOSED SITE INFORMATION

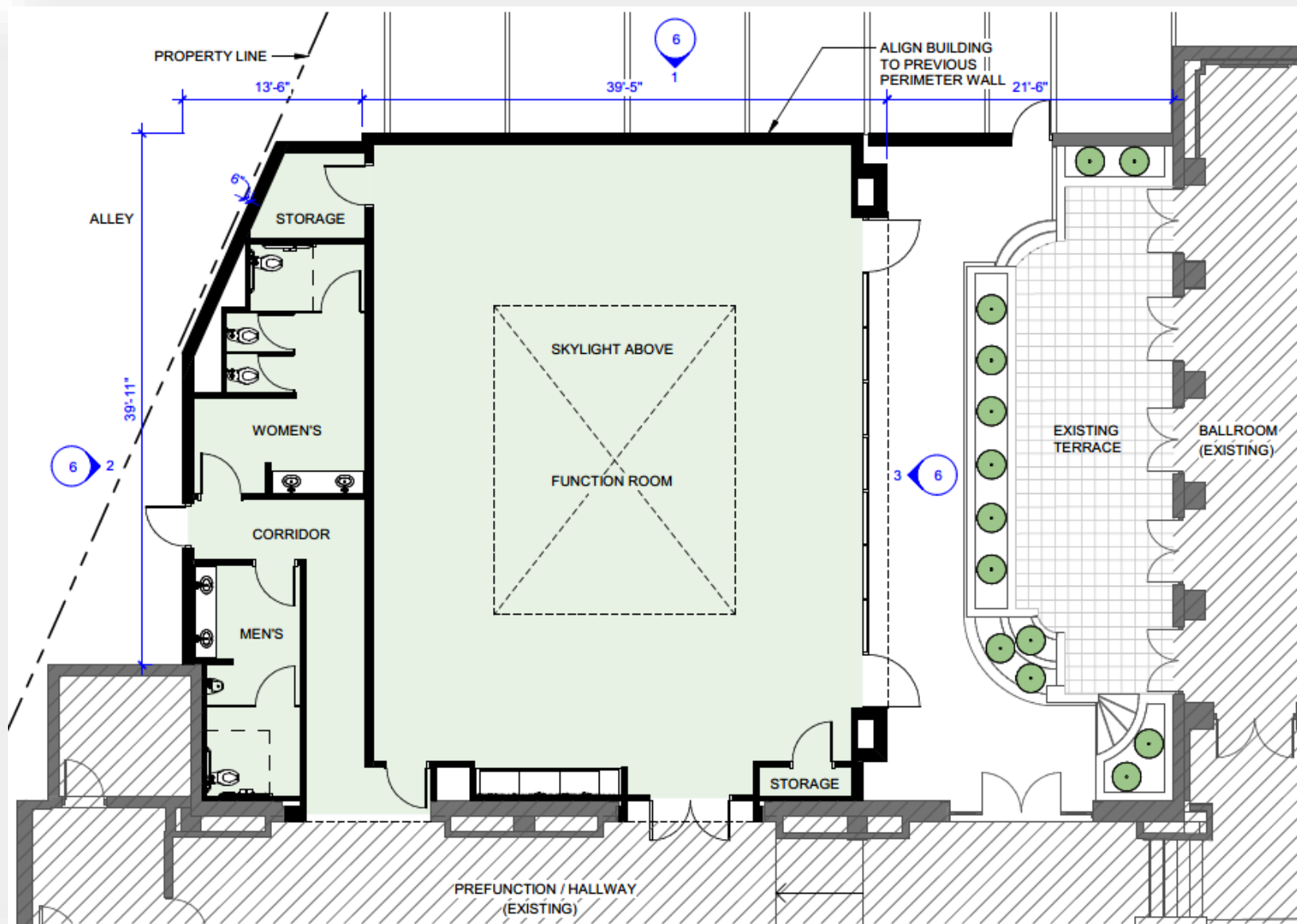
SET BACKS	REQUIRED
FRONT	N/A
BACK	22'-0"
SIDES	N/A

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



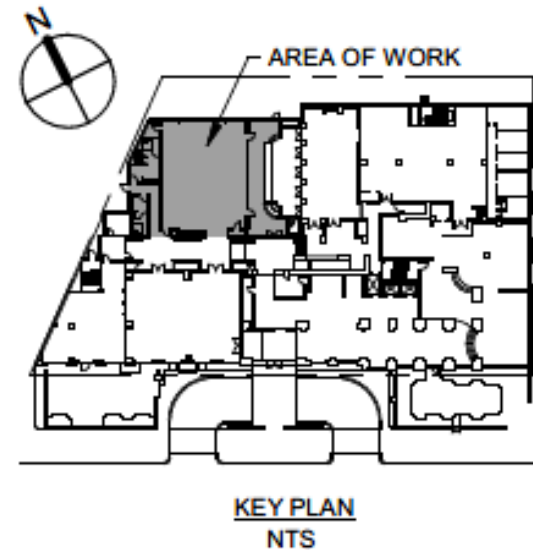
HEIGHT DIAGRAM

Rear Patio—Proposed Conditions

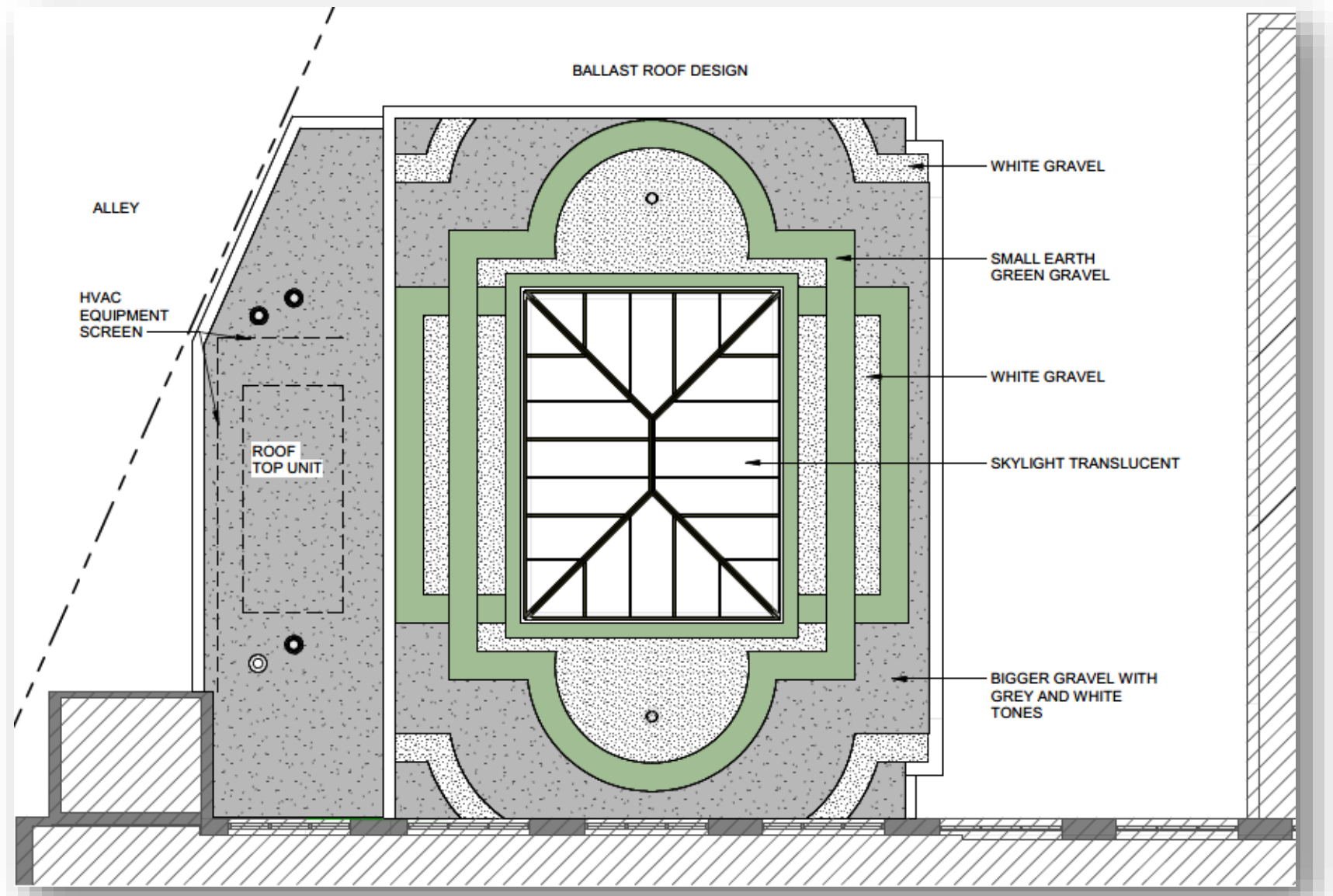


INFORMATION

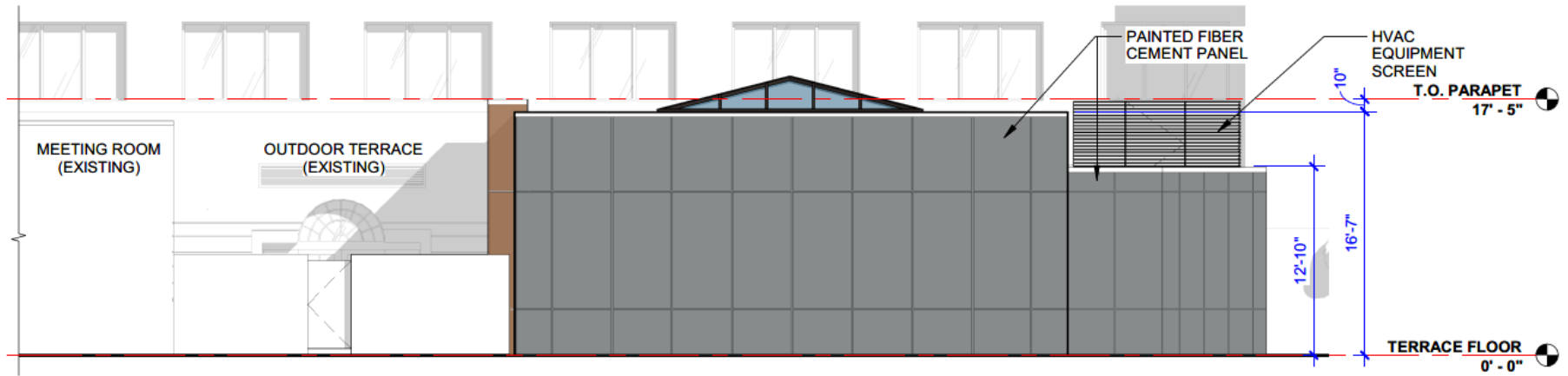
TOTAL BUILDING FOOT PRINT	-	2,563 GSF
BUILDING HEIGHT	-	17'-5" TOP OF PARAPET
FUNCTION ROOM (USABLE AREA)	-	1724 SF



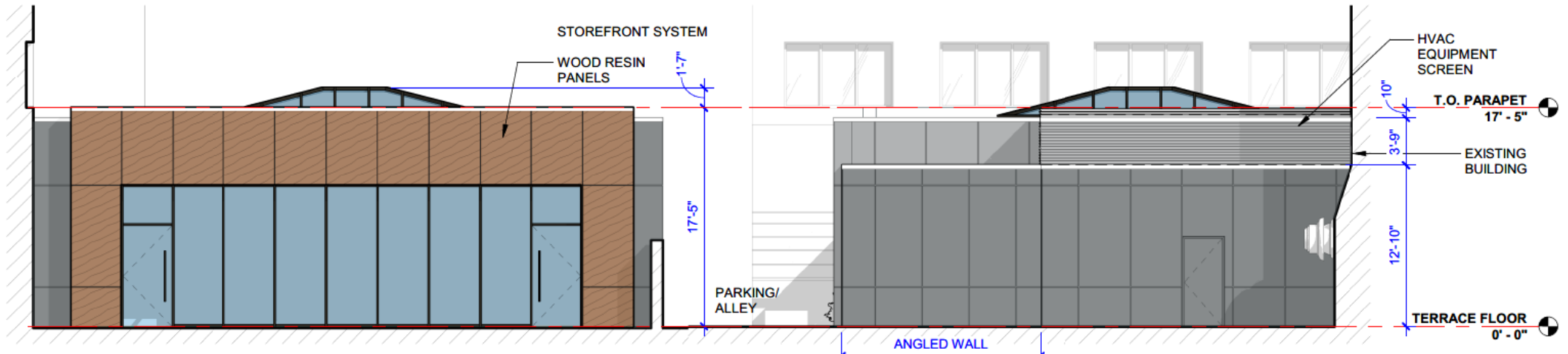
Roof Plan



Elevations



(1) NORTH ELEVATION



(3) EAST ELEVATION

(2) WEST ELEVATION

Bird's Eye View



Variance Standard

Exceptional Situation Resulting in a Practical Difficulty

Hotel was constructed in 1961 with wide frontage along Rhode Island Avenue and narrow depth, resulting in an irregular lot shape that impacts design and siting of the hotel building. Function space is at a premium, and the existing ground floor configuration does not meet modern standards for hotel design and use. While the new owner desires to make improvements to the building to better serve the surrounding area, the existing Hotel configuration limits expansion without the elimination of other key functions (e.g., kitchen, café, restaurant). Strict application of Zoning Regulation requirements for function room area, lot occupancy, and rear yard setback would pose significant restraints on the ability to implement a usable function space at the hotel.

No Substantial Detriment to the Public Good

Proposed enclosure was actually suggested by neighbors and ANC as a means of decreasing noise impacts from the patio. The enclosure has therefore been designed to minimize noise impacts within the structure and the portion of the patio that will remain open to the sky. The additional height and massing is modest in comparison to existing structure of hotel and adjacent buildings and would be consistent with the extent of existing patio wall.

No Substantial Harm to the Zoning Regulations

Intent of the RA regulations is to protect existing residential neighborhoods from conversion of residential buildings to hotel uses and major conference centers. Neither of these scenarios is present in this case. Further, the proposed increase in lot occupancy would apply to the first floor only and the majority of the building would still be well below what the ZO permits. Even with the increase in floor area, the FAR will also remain below the maximum allowed. Finally, the property abuts an alley to the rear and will match the existing wall location, so the requested decrease in rear yard will have no negative impact on neighboring buildings.

Thank You

Board of Zoning Adjustment
July 31, 2019



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