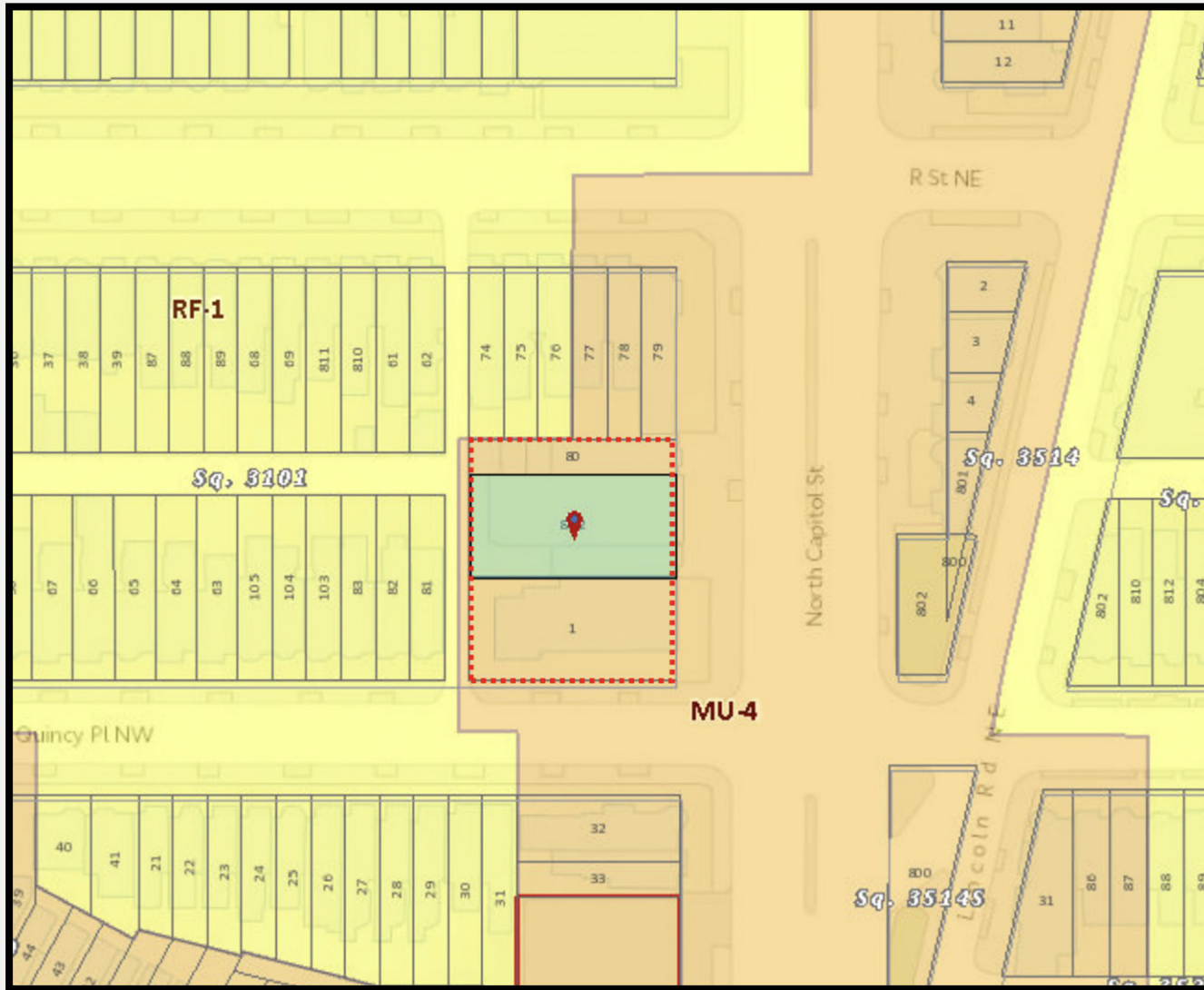


# Preliminary Matter

☐ Motion to Late File affidavit of posting

# Zoning Map – 1634 North Capitol Street NW

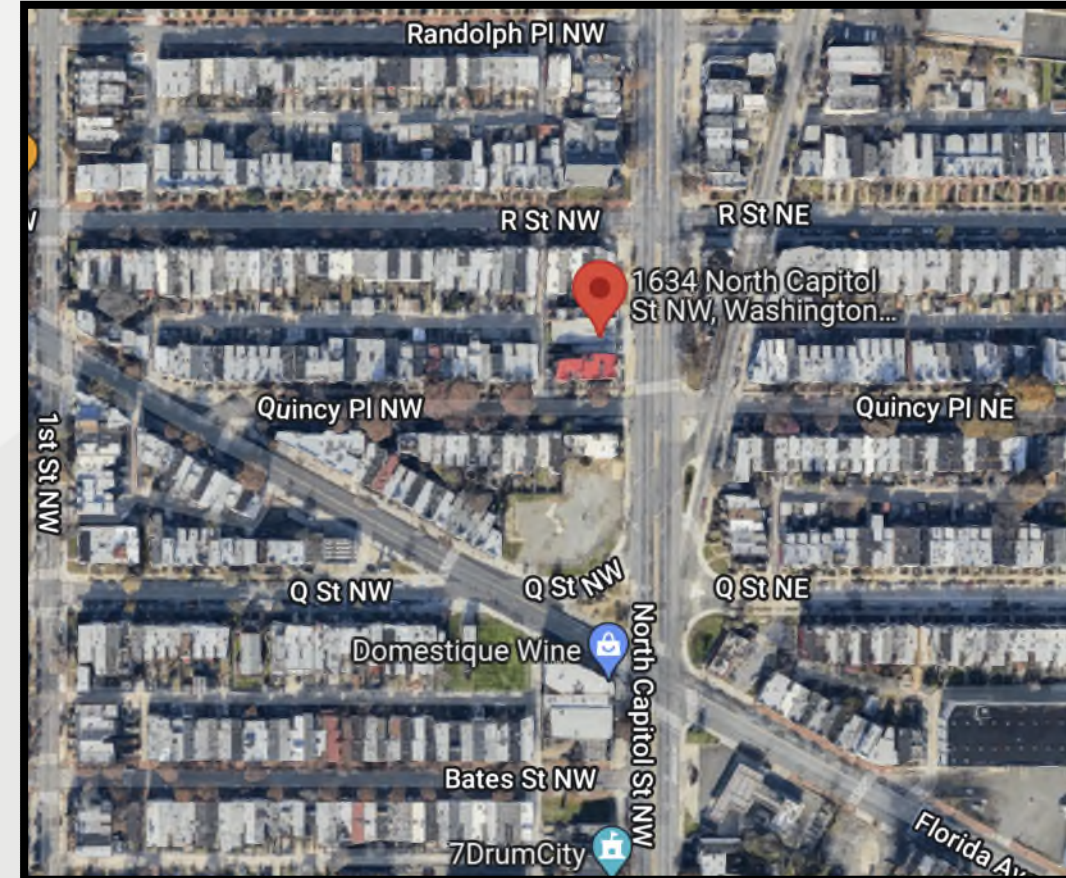


**MU-4 Zone**

**Square 3101, Lot 118**



# The Property – Existing Conditions



# Community Outreach

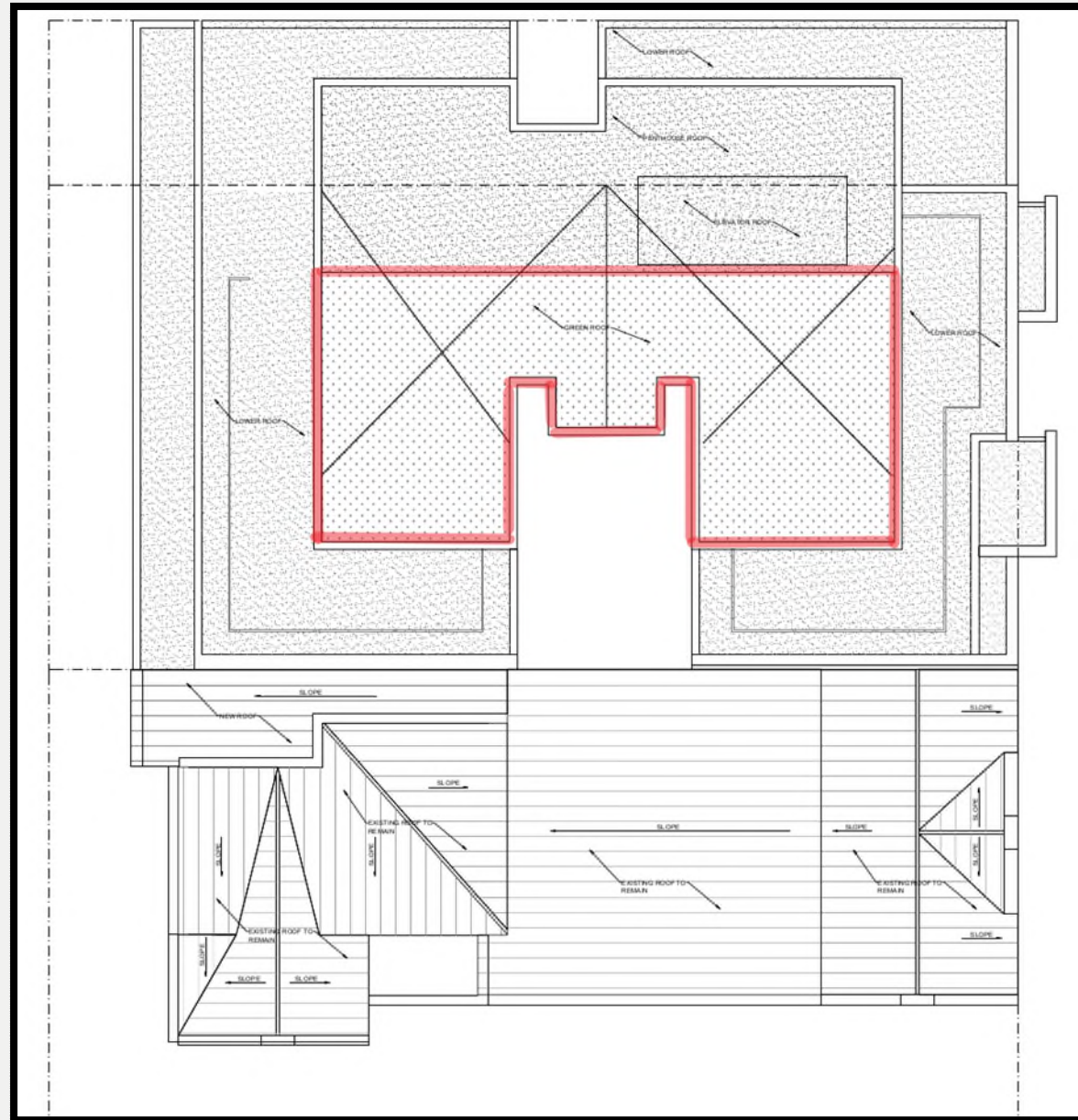
- ☐ ANC 5E – Support (Ex. 22)
- ☐ Bloomingdale Civic Association - Support
- ☐ Office of Planning – Recommends Approval (Ex. 20)
- ☐ DDOT – Requesting conditions (Ex. 21)

# The Project

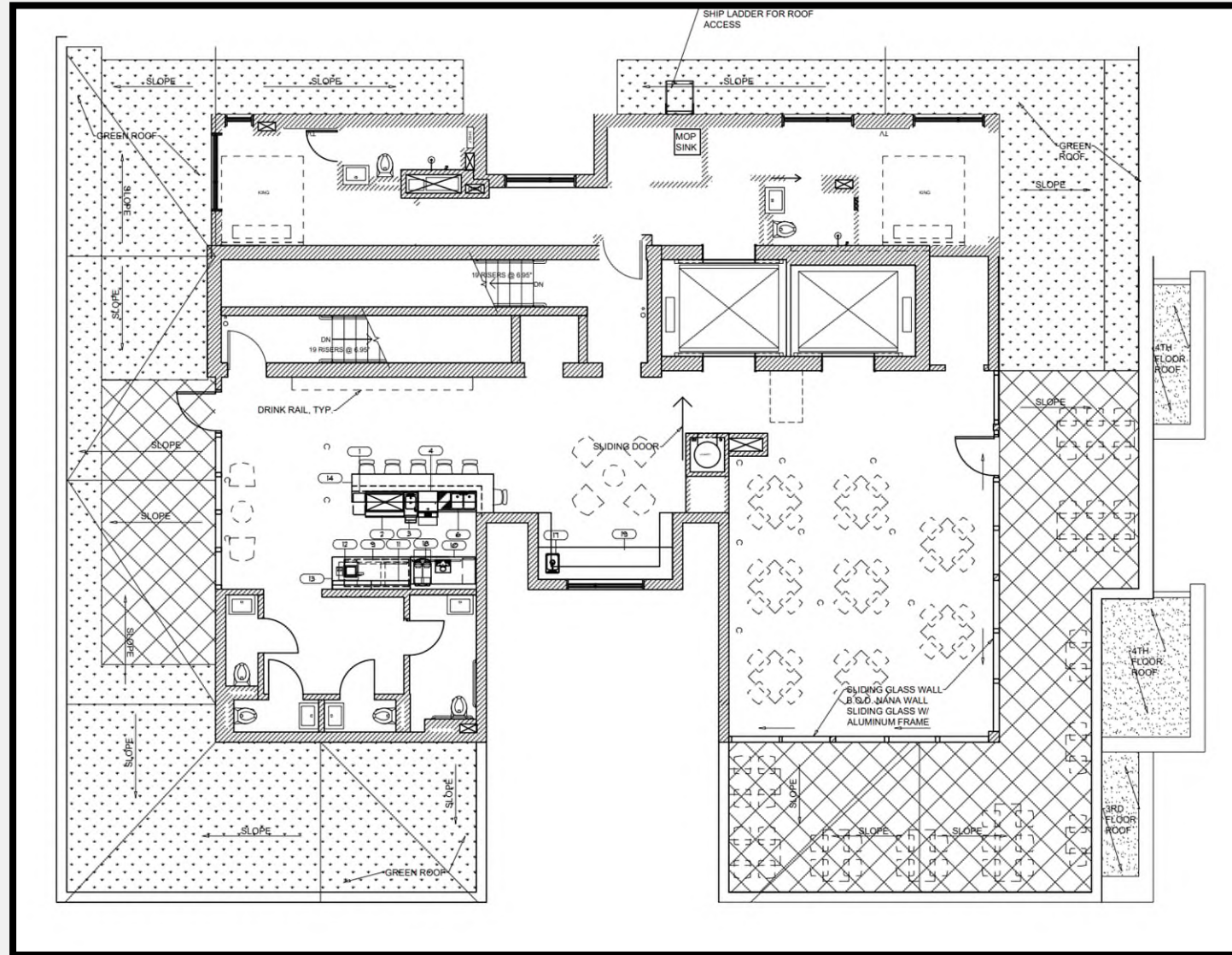
- ☐ By-right 97-room hotel that is under construction
- ☐ Penthouse with 632 sq. ft. of restaurant space for hotel patrons only
- ☐ Special exception to make restaurant space available to the public



# Site Plan



# Penthouse Floor Plan





# Elevation – North Capitol Street



## **Special Exception Relief**

- ☐ Eating and drinking establishment in penthouse habitable space (Subtitle C § 1501.1(c))

# Harmonious with Purpose and Intent of Regulations

- ☐ Eating and Drinking use is permitted in MU-4 zone
- ☐ Penthouse is by-right structure, including height and setbacks
- ☐ Community amenity in convenient location with excellent public transportation access
- ☐ ANC and OP support



## **No Adverse Effects to Neighboring Properties**

- ☐ No change in use/occupant load of penthouse space
- ☐ Buffers on all four sides of restaurant
  - ☐ To the west, 12.2-ft. alley + 15 ft. rear yard + 12 ft. penthouse setback = 39.2 ft. setback
  - ☐ To the north, stair/elevator core and two by-right hotel rooms on penthouse
  - ☐ To the east, 130-ft.-wide North Capitol Street
  - ☐ To the south, historic fire station + Quincy Place
- ☐ Penthouse is 1-2 stories above nearby rowhomes on Quincy Place = limited impacts to privacy
- ☐ OP condition regarding lighting
- ☐ ABRA process

## **OP Condition – Applicant Agrees**

All exterior lighting on the penthouse is to be shielded and pointed downward, which would mitigate the impact of the proposal by ensuring that light is not directed towards neighboring residential properties. Decorative outdoor lighting, such as string lights, is excluded from this condition.

# Questions?

