



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B

November 28, 2022

Mr. Frederick Hill
Chairperson
Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001
bzasubmissions@dc.gov

RE: 1322-1326 18th Street NW (BZA #20841)

Dear Chairperson Hill,

At its regular meeting on November 9, 2022, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 8 of 8 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (8-0-0):

WHEREAS, Inmobiliara, LLC, the applicant for Board of Zoning Adjustment (BZA) application #20841, is seeking special exceptions from the rear yard requirements and the matter-of-right uses to allow for the redevelopment and expansion of the vacant properties at 1322-1326 18th Street NW, zoned MU-15 and located within ANC 2B, for the purpose of a 62 room, limited service “boutique apartment-hotel,”

WHEREAS, ANC 2B’s Land Use Committee (LUC) reviewed the submitted concept plans at its duly-noticed monthly meeting conducted both in-person and via Zoom on November 2, 2022,

WHEREAS, the committee reviewed the conceptual design for the renovation of the historic structures and the rear addition,

WHEREAS, the committee raised concerns regarding potential impacts to both public safety and transportation imposed by a limited service “boutique apartment-hotel” at this location and was satisfied with the applicant’s efforts to address community concerns,

WHEREAS, the applicant seeks relief via special exception for hospitality/lodging (not a matter-of-right use) pursuant to Subtitle U § 502 and encroachment into the required rear yard for the proposed addition pursuant to Subtitle G § 605, and

WHEREAS, the committee finds the project plans to be harmonious with the intent of Zoning Regulations and considers the project to be a positive contribution to the community.

THEREFORE, BE IT RESOLVED that ANC 2B supports BZA application #20841 at 1322-1326 18th Street NW, pursuant to:

- Continued coordination and communication between the applicant and the Palladium Condominium Association, located opposite of 1322-1326 18th Street NW, with the goal of coordinating construction in a manner that respects the rights of existing residents to peace, order, and quiet. Areas of coordination include, but are not limited to, construction staging and the use of public space with the goal of mitigating disruptions to traffic, access to the Palladium's parking garage and curb cuts, and excessive construction noise.
- Written clarification and commitment of accommodation for off-site parking for maintenance and service employees for the property, off of the public streets, representing a long-term commitment of not less than five years.
- Written clarification of accommodation for pick-up and drop off of patrons, staff, and support services for the property, not in front of the building in the right of way, whether to confirm a long-term commitment from the adjacent property owners in their service drive as mentioned in the applicant's presentation or a reasonable and viable solution elsewhere in a designated service lane, off of the main thoroughfare.

BE IT FURTHER RESOLVED that ANC 2B requests that the ANC's Chair, the Land Use Committee's Chair, and the ANC's Executive Director be sent copies of the action as finally approved by BZA and/or relevant agency staff.

Commissioners Randy Down (2B07@anc.dc.gov) and Meg Roggensack (2B01@anc.dc.gov) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in black ink, appearing to read "Meg Roggensack". The signature is fluid and cursive, with a long horizontal stroke at the end.

Meg Roggensack
Chair