

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



September 30, 2013

Norman M. Glasgow, Jr.
Holland & Knight LLP
Steven E. Sher
Director of Zoning and Land Use Services
800 17th Street, N.W. - Suite 1100
Washington, DC 20006

Re: Adams Morgan Hotel - 1780 Columbia Rd NW

Gentlemen:

This is to follow-up on our discussion on July 23, 2013, concerning the above-referenced property, also known as Lots 127, 872 and 875 in Square 2560. The property is located at the southwest corner of the intersection of Euclid and Champlain Streets, N.W.

The property is the subject of a planned unit development approved by the Zoning Commission through Order No. 11-17, dated February 25, 2013, effective March 15, 2013. The PUD was approved for a maximum density of 3.99 FAR with a height of approximately 72 feet.

We reviewed certain changes to the plans, to determine whether what you have proposed is consistent with the plans approved by the Commission and the flexibility afforded under the Regulations and the Orders. The plans as approved and the proposed plans are attached.

The revised plans show changes to the height of the building, the height of the penthouse and the roof design. In summary:

- The overall height of the building to the top of the roof increased from 72 feet to 73.44 feet, an increase of 2%. This change was required to allow a small increase on each floor of less than 3" necessary to accommodate ceiling heights required under the Building Code.
- The height to the top of the parapet remained unchanged at elevation 253', 1" (74', 7" above the measuring point).
- The height of the mechanical penthouse increased from 12' to 13', 1" above the roof.
- The height of the elevator overrun increased from 15' to 17', 8" above the roof.

- The location and configuration of the roof structures shifted slightly. As was the case in the original plans, there are still two separate roof structures with walls of unequal height and in some locations, not meeting the 1:1 setback requirement. There are only two locations where the 1:1 setback is not met, at the corners of the court at the rear of the building. In all those areas, the setback now shown is greater than the setback shown on the original plans, while still not meeting the 1:1 requirement.

The redesign of the penthouse resulted from more refined knowledge of the kind of equipment to be located on the roof.

The conditions of Order No. 11-17 which are relevant to the proposed changes are as follows:

3. The roof of the Project shall be utilized consistent with the following conditions:
 - a. **Structures.** No permanent structures providing a roof over usable space are allowed. The only exceptions are: (i) the structures holding the building mechanicals; (ii) structures used for entry/exit; and (iii) bathrooms. Temporary structures are only allowed for events and must be removed within 48 hours following the event. No permanent bar is allowed. Any temporary bar must be removed by the end of any night on which it is used;
 - b. **Events.** Except as provided herein, no events are allowed that are open to the general public. The only allowable events are (i) family celebrations (for example weddings, birthdays, reunions, etc.); and (ii) private events in which the attendees have an independent nexus with the sponsor of the event beyond the fact that they will be attending the event (for example, a company hosting an event for its employees, an organization hosting a fundraiser, or a trade group hosting a conference, etc.). The Applicant will require the hotel operator to expressly prohibit promoted or sponsored events where advertising is made to the general public, where tickets are sold to the general public (except for a charity or other such fundraiser), or where unaffiliated people are granted entry. All events will be located in the central portion of the rooftop between the penthouse structures on the east and west sides of the rooftop;
 - c. **Noise.** Rooftop use must comply at all times with DC noise ordinances. Rooftop noise must not be audible from nearby residences. A glass/plexiglass sound barrier must be installed above the masonry walls in accordance with the best noise reduction standards in the industry. Amplified music is not allowed on the rooftop. Instrumental music is allowed only in connection with events; and
 - d. **Lighting.** Any lighting must be installed so as to minimize shining onto nearby residences. No neon lighting, strobe lighting, or search lights are permitted.

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4. The Applicant is granted flexibility with the design of the Project to provide multiple roof structures, of varying heights, not all of which meet the 1:1 setback requirement from the exterior walls of the building.

I conclude that all of the changes described above are minor modifications which are minimal deviations from the approved plans. All achieve the flexibility of design provided to the Zoning Administrator under the Regulations and specifically in the Commission's Order. None of the specific limitations set forth in Condition No. 3 will be affected by the proposed changes to the plans. The visual appearance of the height of the building is unchanged because the roof is still concealed from view below the top of the parapet and the height of the parapet above the measuring point is unchanged. The roof structure is slightly higher, but it is still below the maximum permitted under the Regulations and all of the setbacks which were less than 1:1 from the edge of the roof have been increased.

Accordingly, I conclude that construction as you have proposed above would be consistent with the overall PUD approval. The change in the height to the top of the roof is within the 2% flexibility afforded to the Zoning Administrator under §2409.6, and, thus, approve the request for the above noted changes. I am copying the Secretary of the Zoning Commission as a report of my decision regarding this modification as per Section 2409.8.

Please let me know if I may be of further assistance.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachment - Plan Set dated 6-25-13

cc: Sharon Schellin