



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA

CATHEDRAL HEIGHTS • CLEVELAND PARK
MASSACHUSETTS AVENUE HEIGHTS
McLEAN GARDENS • WOODLEY PARK

Single Member District Commissioners
01-Lee Brian Reba; 02-Jason Fink; 03-Janell Pagats
04-Beau Finley; 05-Sauleh Siddiqui; 06-Adam Hoyt
07- Maureen Kinlan Boucher; 08-Vacant; 09-Nancy MacWood

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ANC3C Resolution 2022-005

**Regarding a Board of Zoning Application No. 20712 for the Glover Park Hotel at
2505 Wisconsin Avenue NW**

Whereas the owners of the Glover Park Hotel, 2505 Wisconsin Avenue, NW have filed for zoning relief from the DC Board of Zoning to construct a rooftop restaurant and expand the existing mechanical penthouse of an existing, detached, eight-story hotel in the R-12 zone; and

Whereas the requested zoning relief include a special exception from the penthouse setback requirements of Subt. C 1504.1, an area variance from the height requirements of Subt. D 703.3, and a use variance from the matter of right uses of Subt. U 201; and

Whereas the hotel was a compliant use with the R-5-C zone when it was constructed in 1971, but became a non-conforming use when the site was rezoned R-12, which does not permit a hotel as a matter of right use; and

Whereas an area and use variance are considered using specific court issued standards that an exceptional situation or condition exists, that a resulting impractical difficulty and undue hardship would prevent the reasonable use of the property, and that the relief can be granted without substantial impairment of the public good or the intent, purpose, or integrity of the zone plan; and

Whereas the applicant has worked with the neighborhood to seek support for the changes requested in this application and has entered into a signed agreement with the Massachusetts Avenue Neighborhood Citizens Association and the Georgetown Heights Condominium Association (MACHA agreement), which is included in the Statement of the Applicant for the record; and

Whereas the agreement covers the use and operation of the hotel's rooftop space and the design of certain required features, such as the egress stairwell and the rooftop safety fencing; and

Whereas the applicant is requesting that the MACHA agreement be made a condition of the order:

Be It Resolved that ANC 3C does not object to the requested zoning relief to relocate the ground level summer garden/restaurant to the rooftop level, to expand the existing penthouse footprint to accommodate additional space for mechanical equipment, storage, and restrooms, to construct an egress stairwell, to increase the height of the existing stairwell beyond the maximum allowed 12 feet to 19.5 feet, and to setback the guardrail less than 1 for 1 with the guardrail height;

Be It Resolved that ANC 3C finds the applicant has met the first two prongs of the variance test, and the third prong of the variance test with the MACHA agreement and thus, supports the applicant's request that the MACHA agreement, which includes provisions to mitigate impacts from an expanded use, be made a condition of the order;

Be It Resolved that the Chair, commissioner 3C09, and commissioner 3C08 are authorized to represent the commission on this matter.

Attested by

A handwritten signature in black ink that reads "Beau Finley". The signature is written in a cursive, flowing style.

Beau Finley
Chair, on March 21, 2022

This resolution was approved by voice vote on March 21, 2022, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.