

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 3B
GLOVER PARK AND CATHEDRAL HEIGHTS



April 14, 2022

DC Office of Zoning
441 4th St. NW Suite 200/210-S
Washington, DC 20001

RE: Board of Zoning Adjustment Case 20712
Application by the Glover Park Hotel at 2505 Wisconsin Avenue

To whom it may concern:

At a duly noticed ANC3B public meeting on Thursday, March 10, 2022, at which a quorum was present, Matt Wexler representing the Glover Park Hotel at 2505 Wisconsin Avenue NW (“Applicants”) made a presentation to the Advisory Neighborhood Commission about the application to the Board of Zoning Adjustment (BZA) for zoning relief to construct a rooftop restaurant and expand the existing mechanical penthouse of an existing detached 8-story hotel in the R-12 zone. The application requests a Use Variance, an Area Variance from the height requirements, and a Special Exception from the penthouse setback requirements.

Applicants have shared plans for the proposed project. Mr. Wexler also noted that the hotel has collaboratively developed a comprehensive agreement with the Massachusetts Avenue Heights Citizens Association (MAHCA) to address concerns raised by neighbors about potential noise, trash, or other potential adverse effects from the rooftop restaurant, and the project now has the support from other nearby neighbors.

At the meeting, the Commissioners noted that ANC3B had supported a very similar application from the hotel in previous years and adopted a letter stating that the Commission did not have concerns with the plans but urged ANC3C and MAHCA to reach agreement with the hotel for adequate noise mitigation and other protections to allow the rooftop restaurant to open in a manner that would be acceptable to the surrounding community.

After Mr. Wexler’s presentation at the March 10, 2022, meeting, the Commission invited questions and comments from the public. No one has raised objections to the hotel’s zoning request. Therefore, at the April meeting, the Commission made a motion, seconded the motion, and voted 5 - 0 to recommend BZA approval of the Applicants’ request for a Use Variance, Area Variance and Special Exception in order to allow the proposed project to proceed, as the plans describe. By the same vote, the Commission designated Commissioner Jackie Blumenthal to represent ANC3B on this matter.

Notice of the ANC public meeting was published 7 days in advance, with this case on the proposed agenda as required. The meeting was held virtually, as allowed by District emergency legislation during COVID-19. All five Commissioners participated in the meeting, which made a quorum. (Three of the five Commissioners constitute a quorum.)

Thank you for your consideration. Please contact the Commission at anc3bmail@gmail.com if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Turmail", with a stylized flourish at the end.

Brian Turmail
Chairman, ANC3B, and Commissioner, ANC3B-05

This letter was approved by a vote of 5 – 0 at a duly noticed public meeting of ANC3B on April 14, 2022, at which a quorum was present. (Three of the five Commissioners constitute a quorum.)