

Narrative Responses for HPB Application No. HPB21-0499 – 1445 Pennsylvania Avenue

1. APPLICATION

The project requires Planning Board approval for a neighborhood impact establishment. Please note in the LOI and indicate where in the project timeline this will take place.

Narrative Response: The Applicant anticipates the combination of the patron occupant content of the restaurant together with the hotel's rooftop accessory roof deck will exceed the threshold for a Neighborhood Impact Establishment, and therefore the Applicant intends to apply to the Planning Board for a Conditional Use Permit.

2. ZONING

a. The outdoor bar counter must close at 8 p.m. per section 142-304 of the city code.

Narrative Response: The Applicant has included a variance request in the application materials to operate the outdoor bar counter until 2:00 a.m. Please see the enclosed LOI, which addresses the variance hardship criteria.

b. Rooftop additions are permitted to follow non-conforming building setbacks. However, the new trash room must comply with the setbacks; in this case the required rear (north) setback is 10'-0" because it is adjacent to a residential zoning district.

Narrative Response: Please see enclosed updated architectural plans.

3. DEFICIENCIES IN PRESENTATION

a. Provide enlarged FAR diagrams.

Narrative Response: Please see enclosed updated architectural plans.

b. The zoning legend must be completed.

Narrative Response: Please see enclosed updated architectural plans.

c. All photos must be a minimum size of 4"x6" on a printed 11"x17" sheet.

Narrative Response: Please see enclosed updated architectural plans.

d. The demolition roof plan does not indicate that the roof structure is proposed to be demolished. Please hatch the roof structure to be demolished in red and provide a note. Clearly indicate all proposed demolition stairs, floor structures etc.

Narrative Response: Please see enclosed updated architectural plans.

e. The ramp, steps and planter within the right-of-way require Public Works approval. Have you reviewed the proposed plans with Public Works?

Narrative Response: The proposed plans were reviewed with the Public Works Department. Please see enclosed updated architectural plans.

f. Provide existing and proposed building section drawings, including the existing and proposed roof deck.

Narrative Response: Please see enclosed updated architectural plans.

g. Provide a preliminary structural methodology prepared by a licensed Structural Engineer for the new active roof deck and rooftop addition.

Narrative Response: The structural methodology is being prepared by a licensed Structural Engineer and will be submitted as soon as completed.

h. Show property lines on all floor plans and elevations.

Narrative Response: Please see enclosed updated architectural plans.

i. Heights in elevations and sections shall include NGVD values.

Narrative Response: Please see enclosed updated architectural plans.

j. The proposed elevation drawings do not show the proposed ramp, stairs and planter in the right of way.

Narrative Response: Please see enclosed updated architectural plans.

k. Provide setback dimension for the rooftop hedge and railing from the outside face of the parapet wall on the rooftop floor plan.

Narrative Response: Please see enclosed updated architectural plans.

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l. The areas of the roof deck that are covered with a roof count as FAR even if they are open air.

Narrative Response: Please see enclosed updated architectural plans.

m. Provide details of all proposed rooftop structures, canopies, walls, built-in water features and planters etc with materials and finishes noted.

Narrative Response: Please see enclosed updated architectural plans.

n. Provide context renderings.

Narrative Response: Please see enclosed updated architectural plans.

4. DESIGN/APPROPRIATENESS COMMENTS

a. Staff recommends that the rooftop water features be eliminated allowing for the setting back of the perimeter hedge and guardrail.

Narrative Response: Please see enclosed updated architectural plans.

5. PUBLIC WORKS COMMENTS

New encroachments into the public right of way are not allowed. (Sheets A-1, A-2 & L-1)

a. Relocate the at grade plant along Pennsylvania Avenue into your private property.

Narrative Response: Please see enclosed updated architectural plans.

b. Remove the proposed ramp, steps, and landing out of the public right of way which is proposed at the main entrance.

Narrative Response: Please see enclosed updated architectural plans.

1. The water feature will need to have one (1) of the following: (Sheets A-4 & L-3)

a. If feed by an irrigation line, it must discharge waste into an on-site small water feature well or drainage well.

b. If feed by a domestic line, the water feature must discharge into the sanitary sewer system and an Affidavit must be signed. Affidavit will indicate that you will not alter the water feature feed to irrigation in the future without providing an on-site small discharge well or discharging into an on-site drainage well.

Narrative Response: Please see enclosed updated architectural plans.

2. Revocable permit will be required for existing eyebrows and planters that encroach into the public right of way prior to TCO (Temporary Certificate of Occupancy). (Sheet A-2)

Narrative Response: Please see enclosed updated architectural plans.