



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

October 20, 2017

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

RE: 1610 Riggs Place NW (BZA #19602)

Dear Chairperson Hill,

At its regular meeting on October 11, 2017, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 7 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (7-0-0):

WHEREAS, the project as proposed at 1610 Riggs Place NW is within Advisory Neighborhood Commission (ANC) 2B,

WHEREAS, the project requests a zoning variance from the floor area ratio and lot occupancy requirements within the RA-8 zone in order to construct an exterior stair,

WHEREAS, ANC 2B is concerned with the incomplete plans presented to the ANC for review,

WHEREAS, several neighbors have reached out to the ANC with concerns about the project’s impact on the neighborhood as well as their loss of light, air, and privacy,

WHEREAS, ANC 2B notes that the current structure is non-conforming and already significantly exceeds lot occupancy and floor area ratio for the zone, and is the most non-conforming rowhouse on the block,

WHEREAS, ANC 2B appreciates the applicant’s concern for a second means of egress, but notes that it is not required under building codes for a single-family structure,

WHEREAS, ANC 2B believes that the project as proposed does not meet the three-part test for a zoning variance, and

WHEREAS, ANC 2B believes that if the goal of the project is to provide a second means of egress, the applicant could provide this through utilizing lot occupancy within the existing structure.

THEREFORE, BE IT RESOLVED that ANC 2B opposes the requested zoning variance.

Commissioners Nick DelleDonne (nick.delledonne@dupontcircleanc.net) and Daniel Warwick (daniel.warwick@dupontcircleanc.net) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole", with a long horizontal flourish extending to the right.

Nicole Mann
Chair