



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

July 14, 2014

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street NW
Suite 210S
Washington, DC 20001
bzsubmissions@dc.gov

RE: BZA Application BZA #18-802 for construction at 1727 Mass. Ave

Dear Chairman Jordan,

At its regular meeting on July 9, 2014, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 8 of the 9 Commissioners present, a quorum at a duly-noticed public meeting, the Commission approved the following motion by a vote of (8-0). The Commission passed the following resolution:

Whereas, the applicant for 1727 Massachusetts Ave NW seeks a special exception BZA #18802 to convert 800 square feet of residential space in the Winthrop condominium into commercial office space;

Whereas, the applicant seeking the special exception did not reach out to ANC 2B in a timely manner;

Whereas, ANC 2B requested project drawings and a copy of the BZA application #18802, but did not receive these items from the applicant prior to the ANC’s committee meeting dedicated to reviewing matters dealing with zoning, preservation and development; nor did ANC 2B receive the requested drawings before the official ANC 2B meeting on July 9, 2014;

Whereas, ANC 2B asked if the applicant had reached out to the neighbors and to the condominium board, but the ANC did not receive any confirmation that the applicant had communicated this zoning special exception request to that of the neighbors in the building, or to the condominium board;

Whereas, the applicant had not reviewed the condominium bylaws to see if this would be a permitted use of space by the condominium bylaws;

Whereas, the applicant purchased this property within the last few years, and the

applicant seeking the special exception purchased said property as a residential unit;

Whereas, this applicant is actively involved in real estate and development and has the experience and knowledge of the real estate market, and should therefore be regarded as a competent buyer, and would therefore know the difference between a legal dwelling unit and one that would not be deemed a legal dwelling unit;

Whereas, the applicant now claims that the property for which they are seeking a special exception is not suitable for residential usage;

Whereas, ANC 2B finds this to not be a suitable request;

Whereas, ANC 2B is concerned about this request because the building does not have the necessary security measures in place to maintain a mixed-use facility; and

Whereas, ANC 2B is concerned with the impact of transferring residential space into commercial office space.

Therefore, be it resolved that ANC 2B opposes this project on the basis that the applicant did not provide the necessary documents to the ANC for review, that ANC 2B is concerned with the impact that this special exception would have upon the building residents, and to Dupont Circle overall.

Be it further resolved that ANC 2B opposes the application because the applicant did not make any showing that they communicated this request with the neighbors impacted by this request, reviewed the bylaws of the condominium, or communicated this request to the condominium board.

Commissioners Leo Dwyer (leo.dwyer@dupontcircleanc.net), Will Stephens (will.stephens@dupontcircleanc.net), and Noah Smith (noah.smith@dupontcircleanc.net) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,



Will Stephens
Chairman

cc: richard.nero@dc.gov, sara.bardin@dc.gov