



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

August 28, 2019

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

RE: 2124 O Street NW (BZA #20096)

Dear Chairperson Hill,

At its regular meeting on August 14, 2019, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 9 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (9-0-0):

WHEREAS, the proposed project is within Advisory Neighborhood Commission (ANC) 2B,

WHEREAS, the project is proposing a rear extension to the third floor which will add an additional 580 square feet to the home, causing the structure to increase in size to 8% over floor area ratio (FAR),

WHEREAS, in support of the variance request, the applicant noted that they had the smallest lot on the street and that the first partially below grade level of their home is a basement which counts for FAR while some neighboring partially below grade levels are cellars which do not count for FAR,

WHEREAS, the addition is not visible from the street,

WHEREAS, a reduction of 237 square feet would remove the need for a variance,

WHEREAS, ANC 2B appreciates that a light and shadow study was conducted based on the ANC’s request at the ANC’s July Zoning, Preservation, and Development (ZPD) Committee meeting,

WHEREAS, while ANC 2B appreciates the need for family housing in Dupont Circle, the ANC is not convinced that the project meets the three part test for a variance, and

WHEREAS, the adjacent owner to the east of the site is opposed to the proposed variance.

THEREFORE, BE IT RESOLVED that ANC 2B does not support the variance request.

Commissioners Mike Silverstein ([2B06@anc.dc.gov](mailto:2B06@anc.dc.gov)) and Daniel Warwick ([2B02@anc.dc.gov](mailto:2B02@anc.dc.gov)) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in blue ink that reads "Daniel Warwick". The signature is written in a cursive, flowing style.

Daniel Warwick  
Chair