



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

September 26, 2019

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

RE: 1461 S Street NW (BZA #20104)

Dear Chairperson Hill,

At its regular meeting on September 11, 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 (8-0-1):

Zeta Phi Beta, a nearly 100 year old historically African American sorority founded at Howard University in 1920, is headquartered on New Hampshire Avenue NW in Dupont Circle. The sorority is an organization with deep roots in our community. The property is on the African American Heritage Trail and was home to African American poet and playwright Georgia Douglas Johnson.

ANC 2B understands that the existing national headquarters for the sorority occupies more than 12,000 square feet of contiguous space and that Zeta Phi Beta purchased the building at 1461 S Street NW to add several employees to the sorority’s headquarters in Dupont Circle.

Because 1461 S Street NW is in close proximity to the existing national headquarters, ANC 2B supports the argument that proposed nonprofit office use should be considered as an expansion of the existing space rather than as a new use.

While ANC 2B is strongly in opposition to converting housing into office space, the proposal by Zeta Phi Beta proposes to maintain two units of housing on the property and allows for the expansion of the sorority’s headquarters within Dupont Circle. In this extremely rare and unique circumstance which is not applicable to for profit businesses or to most nonprofits without existing offices in townhomes within Dupont Circle, ANC 2B understands the impetus for the request.

THEREFORE, BE IT RESOLVED that, due to the unique circumstances, ANC 2B supports the project as proposed, including the special exceptions and variance.

Commissioners Ed Hanlon (2B09@anc.dc.gov) and Daniel Warwick (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