



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

October 14, 2013

Lloyd Jordan, Chairman
District of Columbia Board of Zoning Adjustment
441 4th Street, NW
Suite 210-S
Washington, DC 20001

RE: Application to BZA for proposed zoning variance for 1617 & 1619 19th St NW (2B03)

Dear Chairman Jordan,

At its regular meeting on October 9, 2013, 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):

Whereas, ANC 2B supports the following zoning variance requests for the properties located at 1617 19th St NW and 1619 19th St NW, as the request has been made to improve the overall quality of life, enable the ability to age in place, and provide additional security to personal property, and the project adds additional green space to the lots of 1617 19th St and 1619 19th St;

Whereas, ANC 2B supports the zoning variance requests, as the project as presented is consistent with the lot coverage of neighboring buildings, as the two sites previously had carriage houses, the proposed new structures are consistent with the surrounding buildings, and the neighbors have expressed support for the projects at 1617 19th St and 1619 19th St;

Whereas, ANC 2B supports the zoning variance requests for an increase in the FAR under subsection 402.4; for 1617 19th St from 1.8 FAR to 2.10 FAR, and for the request to increase the FAR for 1619 19th St from 1.8 FAR to 2.17 FAR;

Whereas, ANC 2B supports the zoning variance requests for an increase in lot occupancy under subsection 403.2; for 1617 19th St from 965 sf (60%) to 1246 sf (77%) and for 1619 19th St from 965 sf (60%) to 1417 sf (88%);

Whereas, ANC 2B supports the zoning variance requests from the minimum rear yard requirements under subsection 404.1 for the properties of 1617 19th St and

1619 19th St, as the Carriage Houses are built directly on the alley and are consistent with neighboring structures;

Whereas, ANC 2B supports the zoning variance requests from closed court width and area requirements of subsection 406.1 for the properties of 1617 19th St from 350 sf to 330 sf, and for 1619 19th St from 350 sf to 122 sf; and

Whereas, ANC 2B supports the zoning variance requests to increase the existing nonconforming aspects of the building under subsection 2001.3, where the increase does not deter from the property or abutting structures, and where the proposed projects for 1617 and 1619 19th St are consistent with existing conditions with the neighboring properties.

Therefore, be it resolved that ANC 2B supports the zoning variance requests for 1617 19th St NW and 1619 19th St NW.

Commissioners Stephanie Maltz (stephanie.maltz@dupontcircleanc.net), Leo Dwyer (leo.dwyer@dupontcircleanc.net), Will Stephens (will.stephens@dupontcircleanc.net), and Mike Feldstein (mike.feldstein@dupontcircleanc.net) are the Commission's representatives in this matter.

Sincerely,

A handwritten signature in blue ink that reads "William J. Stephens". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Will Stephens
Chairman

Cc: Richard Nero
Sara Bardin