



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

April 13, 2013

Lloyd Jordan, Chairperson  
Board of Zoning Adjustment  
441 4th Street NW  
Suite 210S  
Washington, DC 20001

Re: Application for zoning variance from 1412 Hopkins St NW for rear deck (2B02)

Dear Chairperson Jordan,

At its regular meeting on April 10, 2013, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above referenced matter. With all Commissioners present, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (9-0):

Whereas the Zoning Preservation and Development Committee (of ANC 2B) was presented with a request for a zoning variance for the residence of 1412 Hopkins Street NW for a rear patio elevated to the first floor from the ground floor;

Whereas the applicant committed that the north structural steel column and bollard be located at the midpoint of the north side of the patio, instead of at the corner of the patio;

Therefore be it resolved that ANC 2B supports the request for zoning variance, provided that the column and bollard are relocated as described above, based on the following:

- 1.the patio will improve the quality of air and light by raising the exterior space above the neighboring concrete wall that currently blocks light and air;
- 2.the project improves the equity of the property because the neighboring patio is similarly elevated; and
- 3.the project does not incur additional hardship to the neighbors but improves the aesthetic of the alley.

Commissioners Kevin O’Connor ([kevin.oconnor@dupontcircleanc.net](mailto:kevin.oconnor@dupontcircleanc.net)), Mike Feldstein ([mike.feldstein@dupontcircleanc.net](mailto:mike.feldstein@dupontcircleanc.net)), and Will Stephens ([will.stephens@dupontcircleanc.net](mailto:will.stephens@dupontcircleanc.net)) are the Commission’s representative on this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

*William F. Stephens*

Will Stephens, Chair

cc: bzasubmissions@dc.gov; richard.nero@dc.gov; sara.bardin@dc.gov