



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

November 23, 2015

Matthew LeGrant
Zoning Administrator
Department of Consumer and Regulatory Affairs
1100 4th Street, SW
Washington, DC 20024

RE: Request for site visit from the Office of the Zoning Administrator at 1514 Q Street NW

Dear Mr. LeGrant,

At its regular meeting on November 10, 2015, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 8 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (8-0-0):

Whereas the applicant at 1514 Q Street NW has received a Zoning Administrator’s opinion that the height between the at-grade soil level and ceiling of the bottom of four units in a proposed condominium conversion is three feet and eleven inches; and

Whereas under these calculations the bottom unit is, by code, referred to as a cellar rather than a basement which renders the floor area of this unit to not count against floor area ratio for the project; and

Whereas there is ANC and neighbor concern that the calculation of ground level as approved by the Zoning Administrator do not reflect the property at 1514 Q Street NW; and

Whereas, the height between at-grade soil and ceiling is greater than four feet rendering the “cellar” floor area a not exempt from floor area ratio calculation, which would trigger a substantial change to the project’s design or applicant request for zoning variance; and

Whereas, the decision on this property has implications for several other properties in the same block.

Therefore, be it RESOLVED for the reasons stated above ANC 2B requests a representative from the Office of the Zoning Administrator come to the property of 1514 Q St NW to conduct in person measurements to verify the developer’s plans.

Be it further RESOLVED ANC 2B Commissioners and members of the public be invited to attend the representative's in person measurement.

Commissioners Abigail Nichols (abigail.nichols@dupontcircleanc.net), Daniel Warwick (daniel.warwick@dupontcircleanc.net), and Noah Smith (noah.smith@dupontcircleanc.net) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Noah Smith
Chairman

A handwritten signature in black ink that reads "Noah Smith". The signature is written in a cursive style with a large initial "N".

Noah Smith
Chairman