



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

July 19, 2016

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

RE: 2000 Florida Avenue NW (BZA #19314)

Dear Chairperson Heath,

At its regular meeting on July 13, 2016, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 7 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (7-0-0):

WHEREAS, the applicant at 2000 Florida Avenue NW proposes to undergo the first net-zero renovation of an existing office building within the District of Columbia,

WHEREAS, the applicant requests two variances and special exceptions regarding penthouse setback and parking minimum,

WHEREAS, ANC 2B has worked with the applicant and neighbors since February 2016 in pursuit of historic preservation approval,

WHEREAS, throughout ANC 2B’s community outreach, there has been incredible support for the project and its innovative concept among neighbors,

WHEREAS, to reach net-zero, the applicant requires the placement of ancillary items, including a cistern for grey-water reuse and sewer heat exchange, in the parking garage, which reduces the number of parking spaces,

WHEREAS, the project adds a bike room which will encourage a growing bike / walk / transit mode-split among employees and reduce the need for parking spaces as typically required by the zoning code,

WHEREAS, the penthouse setback variance is for the addition of solar panels, which are technically considered a “penthouse” but do not cause mechanical noise or other impacts to the neighborhood, and

WHEREAS, the applicant conducted a shadow study which showed that neighborhood light would increase by this project by reducing the height of the penthouse.

THEREFORE, BE IT RESOLVED that ANC 2B supports the project as proposed and the two variance and special exception requests.

Commissioners Amy Johnson (amy.johnson@dupontcircleanc.net) and Nicole Mann (nicole.mann@dupontcircleanc.net) are the Commission’s representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole", with a long horizontal flourish extending to the right.

Nicole Mann
Chair