



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

August 1, 2016

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

RE: Request for a Site Visit from the Office of the Zoning Administrator at 2122 O Street NW

Dear Mr. LeGrant,

At its regular meeting on July 13, 2016, 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 (9-0-0):

WHEREAS, the applicant at 2122 O Street NW has received a Zoning Administrator’s opinion that the height between the at-grade soil level and ceiling of the bottom of three units in a proposed condominium conversion is under four feet,

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,

WHEREAS, there are ANC and neighbor concerns that the calculation of ground level as approved by the Zoning Administrator does not reflect the property at 2122 O Street NW,

WHEREAS, if the height between at-grade soil and ceiling is greater than four feet, rendering the “cellar” floor area as not exempt from the floor area ratio calculation, this change 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 within the Dupont Circle neighborhood.

THEREFORE, BE IT RESOLVED that, for the reasons stated above, ANC 2B requests that a representative from the Office of the Zoning Administrator visit the property of 2122 O Street NW to conduct in-person measurements to verify the applicant's plans.

BE IT FURTHER RESOLVED that ANC 2B requests that ANC 2B commissioners and members of the public be invited to attend the representative's in-person measurement.

Commissioners Mike Silverstein (mike.silverstein@dupontcircleanc.net), Daniel Warwick (daniel.warwick@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