



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

April 24, 2019

Marnique Heath, Chair
Historic Preservation Review Board
Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024
historic.preservation@dc.gov

RE: 1832 15th Street NW (HPRB #19-173)

Dear Chairwoman Heath:

At its regular meeting on April 10, 2019, 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 (8-1-0):

WHEREAS, the proposed project is within Advisory Neighborhood Commission (ANC) 2B and the U Street Historic District,

WHEREAS, the project proposes the addition of a second story on the garage which fronts the alley and is detached from the main house,

WHEREAS, the project also proposes a rear addition to the main house which will jut out thirteen feet from the current footprint of the house and is intended to expand the existing two-bedroom house into four-bedroom house,

WHEREAS, the neighbors on each side of the property have no issues with the garage addition,

WHEREAS, the neighbors on each side have concerns about the rear two-story addition jutting out thirteen feet from the rear facade of the building and being higher than their existing property fence lines,

WHEREAS, the applicant only presented a front on view of the addition without an exact scale drawing of the side elevation of the rear addition, nor of the rear deck, nor of the distance from the rear addition to the garage, which would have shown the scale, proportion, and massing of the addition and the impact on both sides of the neighboring properties as well as the visual impact from the alleyway streetscape,

WHEREAS, 1832 15th Street NW is part of a family of rowhouses on this block, including 1828, 1830, 1832, and 1834 15th Street NW, all having been built at approximately the same time and all having the same design features in their front and rear facades, and

WHEREAS, ANC 2B understands that the project as proposed will require a special exception from the Board of Zoning Adjustment.

THEREFORE, BE IT RESOLVED that ANC 2B recommends that the neighbors and the applicant work together to find a mutually agreeable solution before the forthcoming zoning hearings.

BE IT FURTHER RESOLVED that ANC 2B supports the historic preservation components of the project as proposed and looks forward to working with the applicants and the neighbors on the zoning aspect of the entitlements process.

Commissioners Beverly Schwartz (2B08@anc.dc.gov) and Daniel Warwick (2B02@anc.dc.gov) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in blue ink that reads "Daniel Warwick". The signature is written in a cursive, flowing style.

Daniel Warwick
Chair