



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

June 18, 2019

Mr. Frederick Hill  
Chairperson  
Board of Zoning Adjustment  
441 4th Street NW, Suite 210S  
Washington, DC 20001  
[bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov)

RE: 1637-1641 R Street NW (BZA #20042)

Dear Chairperson Hill,

At its regular meeting on June 12, 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 (9-0-0):

WHEREAS, the proposed project is within Advisory Neighborhood Commission (ANC) 2B,

WHEREAS, the project proposes to convert a commercial building to an up to 18 unit residential building, continuing the use of an existing commercial space on the first floor and constructing a rear addition from the second floor to the fourth floor and a rooftop penthouse to the existing four story 1910 building,

WHEREAS, the project proposes lot occupancy relief for the addition of a habitable penthouse and a special exception from the minimum open court requirements for the additional 263 square feet,

WHEREAS, there were concerns voiced by some neighbors that there should be a dedicated trash room in the building,

WHEREAS, after discussions between ANC 2B and the applicant regarding adding a residential trash room inside the building, the ANC appreciates that the applicant changed its plans between the ANC’s Zoning, Preservation, and Development Committee meeting and the ANC’s regular June meeting to reflect the residential and commercial trash room, and

WHEREAS, there were concerns about the structural integrity of the party wall.

THEREFORE, BE IT RESOLVED that ANC 2B supports this project and the special exception due to its minimal nature and position inside a closed no-access courtyard, as well as the lot occupancy relief for a habitable penthouse, pending a review by a structural engineer that the party wall will not be compromised.

Commissioners Aaron Landry ([2B04@anc.dc.gov](mailto:2B04@anc.dc.gov)) and Daniel Warwick ([2B02@anc.dc.gov](mailto:2B02@anc.dc.gov)) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,



Daniel Warwick  
Chair