



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

September 29, 2022

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: 1133 19th Street NW (BZA #20819)

Dear Chairperson Hill,

At its regular meeting on September 14, 2022, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 7 of 8 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, Foulger Pratt Development, LLC, the applicant for Board of Zoning Adjustment (BZA) application #20819, is seeking a special exception to construct an eating and drinking establishment in the penthouse of an existing, semi-detached, 12-story, mixed use building in the D-6 zone at 1837 19th Street NW, located in ANC 2B06. This application pairs with the applicant’s planned conversion and renovation of the existing office tower on site into a residential building, which is allowed by-right under the zoning ordinance,

WHEREAS, ANC 2B’s Land Use Committee (LUC) reviewed plans and the conceptual design requiring the special exception at its duly-noticed monthly meeting held via Zoom on September 7, 2022,

WHEREAS, the committee expressed excitement about the project and commended the developer for undertaking an office-to-residential conversion project in the context of a desire to transition downtown DC into a more mixed-use neighborhood in a post-COVID world,

WHEREAS, the eating and drinking establishment will be a private amenity for residents. The applicant noted that the hours of opening for the facility will be designed to not disrupt the residents, as the management of the facility will be the same as those of the residential building,

WHEREAS, the requirements for the D-6 zone do not include any mandatory inclusionary zoning (IZ) minimums for new residential construction and the applicant does not plan to include any below-market-cost housing units in the renovated building, and

WHEREAS, the committee finds the project plans and special exception to be harmonious with the intent of Zoning Regulations and considers the project to be a positive contribution to the community.

THEREFORE, BE IT RESOLVED that ANC 2B supports BZA application #20819 seeking a special exception from the penthouse use requirements at 1133 19th Street NW, pursuant to the following suggestion that:

- The applicant considers including a percent of inclusionary zoning (IZ) units in the development, provided that said units do not increase the rental price of non-IZ units.

BE IT FURTHER RESOLVED that ANC 2B supports actions that can be taken to promote IZ development in the Dupont Circle area, to expand IZ applicability to more zones, and to promote a range of affordable housing options at large.

BE IT FURTHER RESOLVED that ANC 2B requests that the ANC's Chair, the Land Use Committee's Chair, and the ANC's Executive Director be sent copies of the action as finally approved by BZA and/or relevant agency staff.

Commissioners Mike Silverstein ([2B06@anc.dc.gov](mailto:2B06@anc.dc.gov)) and Meg Roggensack ([2B01@anc.dc.gov](mailto:2B01@anc.dc.gov)) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in black ink, appearing to read "Meg Roggensack". The signature is fluid and cursive, with a large initial "M" and "R".

Meg Roggensack  
Chair