



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

February 20, 2023

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: 1825/1875 Connecticut Avenue NW (BZA #20879)

Dear Chairperson Hill,

At its regular meeting on February 8, 2023, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 8 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (6-0-2):

WHEREAS, PB Universal South, LLC and PB Universal North, LLC have submitted Board of Zoning Adjustment (BZA) application #20879 and are seeking approval for special exceptions from the penthouse setback requirements, court requirements, and side yard requirements to convert an existing office building to residential use and construct penthouses and roof deck at 1825/1875 Connecticut Avenue NW, located within ANC 1C01,

WHEREAS, ANC 2B’s Land Use Committee (LUC) reviewed the submitted concept plans at its duly noticed monthly meeting via Zoom on February 1, 2023,

WHEREAS, the applicant presented a tasteful and architecturally contextual scheme to renovate the public-facing facades,

WHEREAS, ANC 2B strongly supports the conversion of under-performing office properties to residential use,

WHEREAS, questions were raised about the addition of curb cuts and a large driveway on Florida Avenue NW and its effect on the pedestrian experience and safety, and

WHEREAS, questions were raised about the penthouse addition and its effect on the roof line visible from the street.

THEREFORE, BE IT RESOLVED that ANC 2B largely supports BZA application #20879 and requests that the applicant continues working with the community to refine the penthouse setback and Florida Avenue NW entrance.

Commissioners Christopher Davis ([2B09@anc.dc.gov](mailto:2B09@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", with a stylized flourish at the end.

Meg Roggensack  
Chair