



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

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October 27, 2008

Ms. Ruthanne Miller, Chair
Board of Zoning Adjustment
441 4th Street NW, Suite 210 South
Washington, DC 20001

Re: BZA Application No. **17831**, Project by Georgetown Strategic Capital
located at the corner of 14th and U Streets NW

Dear Chair Miller:

At its regular meeting on October 8, 2008, the Dupont Circle Advisory Neighborhood Commission ("ANC 2B" or "Commission") considered the above-referenced amended application dated October 2, 2008, for four variances. The variances presented to the ANC 2B differed from the official filing: Three are omitted (**Building Height (\$770.1)**, **Floor Area Ratio (\$771.2)**, **Loading (\$2201.1)**, and one had been added **Required Public Space at Ground Level in CR Zone, \$663 (99% variance)**. Therefore, the Commission considered variances that the developer claimed will be on the revised final application to the BZA Board:

1. Lot Occupancy in CR Zone, \$634 (86.3% provided, 11.3% variance).
2. Rear Yard, \$636 and \$774 (100% variance).
3. Required Public Space at Ground Level in CR Zone, \$663 (99% variance, 3,346 sf required, 47 sf provided).
4. Prohibition on Driveways § 1903.2

With eight of nine Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following three-part motion by a vote of 5-3:

1. The ANC hereby **approves** the area variance requests as presented for the project (a) **Lot Occupancy** in CR Zone, \$634 (86.3% provided, 11.3% variance); (b) **Required Public Space at Ground Level** in CR Zone, \$663 (99% variance, 3346 sf required, 47 sf provided); and (c) **ARTS Prohibition of Driveways that Provide Access from a Pedestrian Street to Required Parking Spaces or Loading Berths** (§1903.2).
2. The ANC hereby **opposes**, as submitted in the documentation dated October 2, 2008, the request for area variance for (a) **Rear Yard, \$636 and**

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17831

EXHIBIT NO. 32

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§774 (100% variance) because, based on the plans and rationale described in the applicant's request, circumstances do not justify a 100% variance:

(a) Because the setback requirement §774 is already satisfied for the C-3-A zone, there is no variance needed.

(b) There is no demonstrated need for the CR zone rear yard variance, except the technical issue of the historic townhouse, where the Utopia Restaurant is located. The townhouse faces on U Street and has an existing rear yard, which will be eliminated when the development is built.

Technically, the rear set back variance at the historic townhouse may be required, but it would require only a small percentage – not 100% percent. Moreover, safety concerns about existing conditions will be exacerbated if the CR portion of the building is granted a 100% variance from the rear yard requirement. In particular, we note the lack of **emergency vehicle access and adequate loading and turning radiuses.**

3. The ANC **reserves the right** to comment on any changes or revisions to the plans and/or BZA application or other/new applications filed and the ANC grants the Commissioner of Single Member District 2B09, in which the project is located, full authority to take all needed action on this project going forward, including negotiations with the owner and preparing testimony before regulatory boards, and any other action required.

I am the Commission's representative on this matter and may be reached at Ramon.Estrada@DupontCircleANC.net or at (202)412-9434.

ON BEHALF OF THE COMMISSION.

Sincerely,



Ramon Estrada
Chairman