



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

December 16, 2012

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street NW
Suite 210S
Washington, DC 20001
bzassubmissions@dc.gov

Re: Zoning variance request for 1751 18th Street to exceed allowable lot occupancy (2B01)

Dear Chairperson Jordan:

At its regular meeting on December 12, 2011, the Dupont Circle Advisory Neighborhood Commission ("ANC 2B" or "Commission") considered the above-referenced matter. With all of the Commissioners present, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (9-0):

Whereas ANC2B acknowledges that the existing structure at 1751 18th Street, N.W. (Lot 0095, Square 153) is already a non-conforming structure that currently exceeds its Floor-to-Area Ratio (FAR) and its allowable lot coverage in zone DC/R-5-B; and

Whereas the neighbors at 1749 18th Street, 1753 18th Street, and 1754 S Street – which comprise all of the immediate neighbors – express no objection to the proposed rear addition that will increase the existing non-conforming FAR and lot coverage at 1751 18th Street; and

Whereas ANC 2B believes that the proposed increase in the current non-conforming lot coverage of 1751 18th Street would not adversely affect the light and air, general aesthetic, or character of this property or the adjacent properties in their context along the rear lot/alley;

Therefore be it resolved that ANC2B supports the proposed project, as presented, for an addition to the rear of 1751 18th Street, N.W. which will increase its FAR and lot coverage.

Be it further resolved that ANC2B's support of this project at 1751 18th Street, N.W. is not intended to create or imply a precedent for future applications for increases in FAR and lot coverage over what is generally allowed in the DC/R-5-B residential zone. It should also not have any bearing on previous cases considered by this ANC or the Board

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of Zoning and Adjustment (BZA), no matter how similar they may appear. The ANC considers each application based on its own unique characteristics.

Commissioners Mike Feldstein (mike.feldstein@dupontcircleanc.net) and I, Will Stephens (will.stephens@dupontcircleanc.net), are the representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,



Will Stephens, Chair

Cc:

richard.nero@dc.gov

sara.bardin@dc.gov

michellemckinneygrossman@yahoo.com