



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

March 17, 2013

Lloyd Jordan, Chairperson
 Board of Zoning Adjustment
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 D.C. OFFICE OF ZONING
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Re: Application to Board of Zoning Adjustment (BZA) for zoning variance at 1726 18th Street NW. (2B01)

Dear Chairperson Jordan,

At its regular meeting on March 13, 2013 the Dupont Circle Advisory Neighborhood Commission ("ANC 2B" or "Commission") considered the above-referenced matter. With six of the eight Commissioners present, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (6-0).

ANC 2B supports the proposed 3rd floor rear bay because of (1) the minimal increase in FAR, (2) the bay will only be visible in a limited way, (3) the bay will not affect light into neighboring structures, (4) the building is already non-conforming at 100% lot coverage, and (5) the addition of the bay will not affect lot coverage.

ANC 2B supports the proposed roof deck on condition that there will be no railing.

ANC 2B notes that we cannot consider, nor have we passed upon, historic preservation matters at this time until an application to HPRB is filed. We look forward to reviewing the HPRB application at the appropriate time. Prior to considering the HPRB application, the ANC asks for photo evidence of the planned flag test for the rooftop.

Commissioners Mike Feldstein (mike.feldstein@dupontcircleanc.net), Leo Dwyer (leo.dwyer@dupontcircleanc.net), and Will Stephens (will.stephens@dupontcircleanc.net) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

William F. Stephens

Will Stephens, Chair