



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

September 11, 2013

Lloyd Jordan, Chairman
District of Columbia Board of Zoning Adjustment
441 4th Street, NW
Suite 210-S
Washington, DC 20001

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RE Case Number 18605, hearing date. September 17, 2013 at 9 30am by
the American Enterprise Institute, 1785 Massachusetts Avenue N.W , for
zoning variance and special exceptions (2B07)

Dear Chairman Jordan

At its regular meeting on September 11, 2013, the Dupont Circle Advisory Neighborhood Commission ("ANC 2B" or "Commission") considered the above-referenced matter. With 7 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (7-0)

Whereas, ANC 2B supports the following zoning variance and special exception requests for 1785 Massachusetts Avenue as they are necessary for the rehabilitation of this historic structure,

Whereas, ANC 2B supports the rehabilitation plans for 1785 Massachusetts Avenue, and the letter attached below from the National Trust (dated September 3, 2013), which verifies that the plans are "consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The National Trust believe that AEI's plans for 1785 Massachusetts Avenue respect this historic character and significant features of the property, and to that end, the National Trust continues to support AEI's proposed project.",

Whereas, ANC 2B supports the following zoning variance and special exception requests as they are necessary in order for the historic preservation of two-thirds of the interior space of the historic structure, 1785 Massachusetts Avenue,

Whereas, ANC 2B supports the following zoning variance and special exception requests, as they are necessary in order to improve and maintain life safety,

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Whereas, ANC 2B supports the zoning variance request to exceed the FAR for 1785 Massachusetts Avenue,

Whereas, ANC 2B supports the zoning variance request to exceed the FAR by the fill-in for a one story addition in the court (commonly referred to as the “notch” or “alley”) for service in order to maintain life safety,

Whereas, ANC 2B supports the zoning special exception request for a two-story penthouse, with heights of 13’ and 18’6” Whereas, the two-story penthouse is required to maintain the buildings structural integrity Whereas, the two-story penthouse is necessary to minimize impact to visibility and to the sightlines and was also supported by the Historic Preservation and Review Board to minimize the impact to both interior and exterior of 1785 Massachusetts Avenue;

Whereas, ANC 2B supports the zoning variance request for the alley wall at the penthouse levels be maintained Whereas the walls for the penthouses must maintain along the alley wall in order to maintain the structural integrity of the building,

Whereas, ANC 2B supports the variance request to permit additional height and office space at the penthouse level of 13’ where as a portion of the penthouse not occupied with mechanical space may be utilized for occupied space , and

Whereas, ANC 2B supports the variance request for additional commercial density on a non-conforming building in the SP-2 Zone District

Therefore, be it resolved that ANC 2B supports the zoning variance and special exception requests for 1785 Massachusetts Avenue

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

ON BEHALF OF THE COMMISSION.

Sincerely,



Will Stephens
Chairman

Cc. Richard Nero
Sara Bardin