



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

May 21, 2014

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

RE: Application to BZA for a Variance/Special Exception for 1528 Church Street NW
(BZA # 18773)

Dear Chairman Jordan,

At its regular meeting on May 19, 2014, 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, this project, which improves a single-family dwelling, received extensive attention and approval by ANC 2B during the historic preservation review process;

Whereas, neighbors support the proposed changes;

Whereas, this project contains an unusually large front yard which makes the lot coverage issues very minor.

Whereas, the previous HPRB approvals implied the need for subsequent zoning variances from 1) the alley setback requirements of section 2300 and a special exception to allow a rear addition to an existing one-family row dwelling under section 223, 2) not meeting the lot occupancy requirements under 403, and 3) the rear yard requirements under section 404 in DC/R-5-B District at premises 1528 Church Street, N.W. (Square 194, Lot 802.)

Therefore, ANC 2B supports the above variances and special exceptions for 1528 Church Street NW as presented at the May 19, 2014 ANC meeting.

Commissioners Abigail Nichols (abigail.nichols@dupontcircleanc.net), Leo Dwyer (leo.dwyer@dupontcircleanc.net), Will Stephens (will.stephens@dupontcircleanc.net),

and Noah Smith (noah.smith@dupontcircleanc.net) are the Commission's representatives on this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in blue ink that reads "William F. Stephens". The signature is written in a cursive style with a long horizontal line extending from the end.

Will Stephens
Chairman

cc: richard.nero@dc.gov
sara.bardin@dc.gov