DUPONT CIRCLE ADVISORY
NEIGHBORHOOD COMMISSION (ANC 2B)
Government of the District of Columbia
#9 Dupont Circle, NW
Washington, DC 20036
Telephone: (202) 296-7333 Email: vnm3@rcn.com

September 24, 2002

Mr. Geoffrey Griffis
Chairperson, Board of Zoning Adjustment
441 4th Street, NW, Suite 210
Washington, DC 20001

RE: **BZA Application #16920 - William Bass for a Special Exception to Establish an Art Gallery in an Existing Apartment House**

Dear Chairman Griffis:

At its regularly scheduled meeting on September 18, 2002, ANC 2B considered BZA Application #16920, an application by William Bass for a special exception to establish an art gallery in an existing apartment house, located at 1629 21st Street, NW. With six of six commissioners in attendance, a quorum at a duly called public meeting, the following motion was unanimously approved:

> ANC 2B protests BZA Application #16920, an application by William Bass for a special exception to establish an art gallery in an existing apartment house, located at 1629 21st Street, NW.

ANC 2B is concerned about maintaining the balance of residential and non-residential use in this particular portion of the Dupont Circle community. This property is located on the same block as and is across the street from The Phillips Collection. A recent approved expansion to The Phillips Collection has resulted in a loss of thirteen residential apartments. The surrounding area has many art galleries. Although the diversity of the neighborhood is an asset, there comes a point where livability becomes adversely impacted by the permanent encroachment of commercial ventures, even when those are simply art galleries. Notwithstanding these concerns, the applicant provided a draft voluntary agreement the evening of our hearing which the Commission and neighbors will consider. However, other options which do no involve zoning relief – such as a home occupation use – may be preferable, allowing the applicant the ability to pursue their interests, while preserving the residential nature of the space.

As this premises is in my Single Member District, please feel free to contact me on (202) 305-1756 or at Vince.Micone@DupontCircleANC.net for additional information or assistance. Thank you for your attention to this matter.

ON BEHALF OF THE COMMISSION:

Very truly yours,

Vince Micone
Chairperson

BZA
Case No. 16920
Exhibit No. 24

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SINGLE MEMBER DISTRICT COMMISSIONERS AND OFFICERS

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Board of Zoning Adjustment
District of Columbia
CASE NO.16920
EXHIBIT NO.24