COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20004

October 28, 2002

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

RE: Application 16920: 1629 21st Street, NW

Dear Mr. Griffis:

Several residents and property owners near 1629 21st Street, NW have brought to my attention their opposition to a proposed special exception that would permit the replacement of a residential dwelling by an art gallery.

There are 15 art galleries in the immediate vicinity and many believe that additional galleries could tip the area from residential to commercial use changing the character of the neighborhood. I understand that this is the view of the DC Office of Planning, which has recommended that the gallery application be denied. In addition, Advisory Neighborhood Commission 2B and the Dupont Circle Citizens Association are opposed to the application.

Further complicating the situation is the zoning variance recently granted to the Phillips Collection to eliminate 15 moderate-priced rental units on the same block.

I urge the Board of Zoning Adjustment to recognize the fragility of this established residential neighborhood and turn down the request to permit another gallery.

Sincerely,

Jack Evans
Councilmember, Ward 2

BZA
Case No. 16920
Exhibit No. 44

Board of Zoning Adjustment
District of Columbia
CASE NO.16920
EXHIBIT NO.44

JACK EVANS
COUNCILMEMBER, WARD 2

1350 Pennsylvania Avenue, NW, Suite 106
WASHINGTON, D.C. 20004
202-724-8058
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FAX TRANSMISSION COVER SHEET

Date: *October 28, 2002*

To: *Geffrey Griffis, Chair*, Board of Zoning Adjustment

Fax: (202) 727-6072

Re: 21st Street Gallery variance

Sender: *Jack Evans*

YOU SHOULD RECEIVE 2 PAGE(S), INCLUDING THIS COVER SHEET. IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL 202-724-8058.