COUNCIL OF THE DISTRICT OF COLUMBIA

WASHINGTON, D.C 20001

Phil Mendelson
Councilmember-At-Large

Office: (202) 724-8064
Fax: (202) 724-8099

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

RE: Case No. 16920 (Bass/Art Gallery)

Dear Mr. Griffis:

In application no. 16920 the applicant seeks BZA approval to convert residential apartments at 1629 21st Street, NW to commercial (art gallery) use. Not only does this application not meet the special exception criteria because of its adverse effects, but it is inconsistent with the goals of both the Dupont Circle Overlay District and the Comprehensive Plan which call for enhancing the residential character of the area by maintaining existing residential uses. I note the following facts:

- The effect of the application would be to convert a predominately residential building to a predominately non-residential building.
- In addition to ordinary commercial traffic, there could be a number of gallery openings each year that attract a large number of guests per event.
- There are no accommodations for parking and loading/unloading of catering and art delivery.
- One of the attractions of this neighborhood for galleries is the fact that residential space can be obtained more cheaply than commercial space. This puts a great deal of pressure on the ability to maintain existing residential uses (11 DCMR § 1501.4(c)).
- Granting the application would contribute to the erosion of the neighborhood's residential character, and would adversely affect the intent of the Zoning Regulations and map.

Accordingly, I agree with the recommendations of the Office of Planning, ANC 2-B, and the Dupont Circle Citizens Association that the application for special exception be denied.

Sincerely,

Phil Mendelson

BZA
Case No. 16920
Exhibit No. 45

Board of Zoning Adjustment
District of Columbia
CASE NO.16920
EXHIBIT NO.45