



COUNCIL OF THE DISTRICT OF COLUMBIA
1350 PENNSYLVANIA AVENUE, SUITE 106
WASHINGTON, DC 20004

2010 MAY 21 AM 10:07

JACK EVANS

Chair, Pro-Tempore
Councilmember, Ward 2
Chair, Committee on Finance and Revenue

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May 19, 2010

Ms. Meridith Moldenhauer, Chair
DC Board of Zoning Adjustment
441 4th Street, Suite 210
Washington, DC 20001

Dear Ms. Moldenhauer and Members of the Board:

I write you today regarding a case currently before the Board, # 17337 – *Application of N Street Follies LP*, located in Ward 2. For reasons which I outline below, I join the Dupont Circle Advisory Neighborhood Commission (ANC), Dupont Circle Conservancy, and Dupont Circle Citizens Association in opposition to the proposed N Street Follies development.

During my tenure as Chair of the Dupont Circle ANC, we developed and implemented what is still known as the Dupont Circle Zoning Overlay. Dupont Circle is a special neighborhood, with a unique, generally low-scale, historic character, and a wide mix of uses. The ANC at the time was alarmed at the encroachment of development that was out of scale and character with the neighborhood.

In the end, a remarkable degree of consensus was achieved around the provisions of the overlay by residents, business owners, and civic associations. While one of our targets was clearly to restrict unbridled use of the Planned Unit Development (PUD), the purpose and power of the overlay goes beyond merely restricting PUDs. It delineated in very clear terms the character that we wanted to protect, including the scale of streets like N Street, with its rows of modest but beautifully-designed townhouses, and the spaces behind those rows, that provided light, air and openness.

I understand that it has recently been suggested that the overlay pertains only to PUDs. I can state categorically as the former Chair of the ANC that this was never the intent. I expect the Board to use the detailed description of the purpose and intent of the overlay to guide determinations such as the one before you – *is the proposed special exception "in harmony" with the purpose and intent of zoning regulations?*

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17337
EXHIBIT NO. 125

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I believe that the proposed development before you is not in harmony with the character of the street, the neighborhood, the Dupont Circle Overlay, and SP-1 zoning regulations.

I urge you to reject the proposed special exception for a hotel of this scale at this location. Should you wish to speak about this matter further, please contact me at 202-724-8058.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack Evans", with a horizontal line above it.

Jack Evans
Councilmember, Ward 2

c: Board of Zoning Adjustment Members
Jamison L. Weinbaum, Director, District of Columbia Office of Zoning