

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



VIA FACSIMILE AND MAIL

October 11, 2005

Mr. Geoffrey Griffis, Chairman
Board of Zoning Adjustment
One Judiciary Square
441 4th Street NW
Washington, DC 20001

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2005 OCT 14 PM 4:10

Re: BZA Application No. 17337

Dear Chairman Griffis:

At its regular meeting on September 14, 2005, the Dupont Circle Advisory Neighborhood Commission ("Commission" or "ANC 2B") considered BZA Application No. 17337 by N Street Follies, Ltd. for various special exceptions and variances to allow the construction of an addition to existing buildings to be used as a hotel in the DC/SP-1 District at 1743-1755 N Street NW. With nine of nine Commissioners in attendance, a quorum at a duly noticed public meeting, the Commission approved the following motion by a vote of 9-0:

ANC 2B opposes BZA Application No. 17337 by N Street Follies Ltd. for various special exceptions and variances to allow the construction of an addition to existing buildings to be used as a hotel in the SP-1 District at 1743-1755 N Street NW based, among other things, on concerns about the bulk, height, and density of the proposal. The mass and scale of the proposed building are out of character with the surrounding neighborhood, and the existing historic fabric on the proposed site. The proposed rear elevation is too monolithic and will severely impact the adjacent light and air of the existing, adjacent more modest historic buildings on the east, north, and west sides of the buildings.

ANC 2B further protests the above-referenced application based on the following specific grounds under the Zoning Regulations:

Special Exception Relief for Hotels and Inns.

Section 512.3. The height, bulk, and design of the proposed hotel are not in harmony with existing uses and structures on neighboring property.

Section 512.10. The location and design of driveways, access roads, and other circulation elements of the hotel do not avoid dangerous or other objectionable traffic conditions.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17337
EXHIBIT NO. 30

Special Exception Relief for Roof Structures.

Section 411.11(a). The applicant has not shown that compliance with the roof structure regulations is impractical because of operating difficulties, size of building lot, or other conditions relating to the building or surrounding area that would tend to make full compliance unduly restrictive, prohibitively costly, or unreasonable.

Section 411.11(b). The intent and purpose of Chapter 400 of the Zoning Regulations would be materially impaired and the light and air of adjacent buildings would be adversely affected if the application were granted.

Modification of Rear Yard Requirement.

Section 534.10. The proposal has not made adequate provision for service functions, including parking and loading access and adequate loading areas.

Special Exception Relief Pursuant to Section 3104.1.

The requested special exemptions are not in harmony with the intent and purpose of the zone plan and tend to adversely impact the use of neighboring property.

Variance Relief for Maximum Height (530.1), Maximum Floor Area Ratio (531.1), and the Minimum Width of a Court (536.1).

The applicant has not shown that: 1) the subject property is confronted with some exceptional condition or situation; 2) such that, without the requested variance relief, the strict application of the Zoning Regulations would result in some practical difficulty upon the property owner; and 3) that the relief requested can be granted without substantial detriment to the public good or zone plan.

Mr. Geoffrey Griffiths, Chairman
Board of Zoning Adjustment
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Commissioner Mark Bjorge (ANC 2B05) is the Commission's representative on this matter. Commissioner Bjorge may be reached at (202) 256-2556 or at Mark.Bjorge@DupontCircleANC.net for additional information or assistance.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in black ink that reads "Darren A. Bowie". The signature is written in a cursive, flowing style.

Darren A. Bowie
Chairman

cc: Norman M. Glasgow, Jr.
Holland & Knight LLP
2099 Pennsylvania Avenue NW, Suite 100
Washington, DC 20006

Counsel for Applicant