

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



VIA FACSIMILE AND MAIL

February 21, 2006

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

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Re: Modified BZA Application No. 17337

Dear Chairman Griffis:

At its regular meeting on February 8, 2006, the Dupont Circle Advisory Neighborhood Commission ("Commission" or "ANC 2B") considered the modified BZA Application No. 17337 by N Street Follies, Ltd. for various special exceptions and a variance 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 eight of nine Commissioners in attendance, a quorum at a duly noticed public meeting, the Commission approved the following motion by a vote of 8-0:

ANC 2B opposes the modified BZA Application No. 17337 by N Street Follies Ltd. for various special exceptions and a variance 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, based on the following grounds under the Zoning Regulations:

Special Exception Relief for Hotels and Inns.

Sections 512.3-512.4. The height, bulk, and design of the proposed hotel are not in harmony with existing uses and structures on neighboring property.

Section 512.5. The proposed hotel will not result in a desirable balance of residential, office, and hotel uses in the vicinity of the hotel.

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.

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District of Columbia

CASE NO. 17337
EXHIBIT NO. 52

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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.

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.

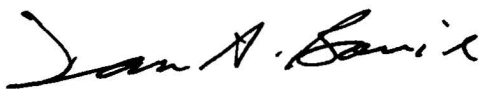
Variance Relief for Minimum Width of a Court (536.1).

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.

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,



Darren A. Bowie
Chairman

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

Counsel for Applicant