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Mr. Geoffrey Griffis, Chairman
Board of Zoning Adjustment

8 November 2005

Ref: BZA Case No. 17392

Dear Mr. Chairman:

I am the ANC Commissioner for District 2B03, which is directly across the street from 1700 Q St. NW, the property in question in this case. I am asking for status to testify at the November 22 hearing on this case.

Our ANC will consider this case tomorrow night at our public November meeting. Obviously, I do not know in advance the outcome of tomorrow's review. Therefore, to meet the 14-day deadline, I am submitting this request prior to our meeting.

This case raises issues with the fundamental positions of ANC 2B with regard to the Comprehensive Plan. I was the leader of our Commission's five-month effort to contribute to the revisions of the city's Comprehensive Plan. As a commission, we approved a number of very strong statements in support of maintaining the historical and residential character of the Dupont Circle neighborhood. As the existing Comprehensive Plan for Ward 2 emphasizes, this community is greatly concerned about the erosion of our residential neighborhoods. With regard to that concern, the latest amendment to this case uses the Comprehensive Plan as justifying the relief requested in this case. OP's map dated June 6, 2005 labeled _ Ward 2 2002 Comprehensive Plan Generalized Land Use Map with Zoning Districts and ANC's_ shows Mixed Use hash marks falling one parcel outside the C2-B zone that it otherwise covers on 17th and Q Sts. This one parcel is zoned R5-B. It is the same parcel that is the subject of this case.

Until we saw the amended application, we were working on the assumption that the Mixed Use hash marks were one of several map registration errors brought to our attention by constituents, zoning experts, and OP staff. A related suspected error is the showing of moderate residential use on the East side of 17th St between Q and P Sts where the zoning and the actual buildings are all commercial C2-B. This error reinforced our thinking that the hash marks might also be in error. I am working with the staff in the Office of Planning to review this

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17392
EXHIBIT NO. 28

Board of Zoning Adjustment
District of Columbia
CASE NO. 17392
EXHIBIT NO. 28

particular issue before the hearing date so that both the applicant and the ANC will know how to read this portion of the map.

I also don't know how thorough our ANC report will be on the issues discussed before tomorrow night. So I want to be able to testify to critical exchanges during our meeting if leaving out some of these exchanges might alter your perception of the accuracy of statements made in the application itself. I won't know whether this will be necessary until I see the report. Or I might be on the losing side and will want to present a minority report.

Sincerely,

Robert S. Meehan, Commissioner
Dupont Circle ANC 2B-3

FAXED 8 Nov.