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

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VIA FACSIMILE AND MAIL

November 11, 2005

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

Re: BZA Application No. 17392 by Babak Movahedi Regarding 1700 Q Street NW

Dear Chairman Griffis:

At its regular meeting on November 9, 2005, the Dupont Circle Advisory Neighborhood Commission ("Commission" or "ANC 2B") considered BZA Application No. 17392 by Babak Movahedi regarding 1700 Q Street NW. The Commission considered both Mr. Movahedi's originally filed application and his application as amended. With seven of nine Commissioners in attendance (one Commissioner not present and Commissioner Movahedi recused), a quorum at a duly noticed public meeting, the Commission approved the following motions:

A. Application for Use Variance to Allow the Conversion of a Single-Family Dwelling to General Office Use at 1700 Q Street NW

ANC 2B opposes the application by Babak Movahedi for a variance from the use provisions to allow the conversion of a single-family dwelling to general office use in the R-5-B District at 1700 Q Street NW, for the following reasons:

1. The applicant has not me the first prong of the variance test by demonstrating exceptional narrowness, shallowness, or shape, or exceptional topographical condition or other extraordinary or exceptional situation or condition of his property at 1700 Q Street NW;

2. The applicant has not shown that strict application of the zoning regulations would result in exceptional and undue hardship; and

3. Granting of the variance would result in substantial detriment to the public good and would substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map, including by adversely affecting the

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residential character of the neighborhood, which ANC 2B and members of the Dupont Circle neighborhood consistently have sought to preserve.

(Adopted by a vote of 8-0, Commissioner Klempay by proxy, Commissioner Movahedi recused).

B. Amended Application for Special Exception Under the Home Occupancy Regulations and a Use Variance for Up to 5 Non-Resident Employees

Special Exception for Permission to Use More than 25% of the Property in the Applicant's Home Occupation: ANC 2B takes no position on the applicant's special exception request for permission to use more than 25% of the property in the applicant's home occupation. (Adopted by a vote of 7-0, Commissioner Klempay not participating, Commissioner Movahedi recused).

Requested Variance for Up to Five Non-Resident Employees: ANC 2B opposes the amended application for a variance for up to five non-resident employees at the property, for the following reasons:

1. The applicant has not me the first prong of the variance test by demonstrating exceptional narrowness, shallowness, or shape, or exceptional topographical condition or other extraordinary or exceptional situation or condition of his property at 1700 Q Street NW;

2. The applicant has not shown that strict application of the zoning regulations would result in exceptional and undue hardship; and

3. Granting of the variance would result in substantial detriment to the public good and would substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map, including the fact that the variance, if granted, would be permanent and would allow subsequent owners to have up to five non-resident employees at the property, which would have an adverse effect on the residential character of the neighborhood.

(Adopted by a vote of 6-0-1, Commissioner Bjorge abstaining, Commissioner Klempay not participating, Commissioner Movahedi recused).

I am the Commission's representative on this matter. I may be reached at (703) 265-7761 or at Darren.Bowie@DupontCircleANC.net for additional information or assistance.

ON BEHALF OF THE COMMISSION.

Sincerely,

Darren A. Bowie

Darren A. Bowie
Chairman

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