

(Version 4)

## First Baptist Church/17th & O

September 14, 2011

Catherine Buell, Chair  
Historic Preservation Review Board  
Office of Planning  
801 North Capitol Street, NE Suite 4000  
Washington, DC 20002  
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BOARD OF ZONING ADJUSTMENT  
District of Columbia  
CASE NO. 18272  
EXHIBIT NO. 33

Re: Request for support for HPRB concept design, zoning variances, and zoning special exception for development at 17th & O Streets, First Baptist Church

Dear Ms. Buell:

At its regular meeting on September 14, 2011, the Dupont Circle Advisory Neighborhood Commission ("ANC 2B" or "Commission") considered the above-referenced matter. With all Commissioners present, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (9-0).

Whereas, the applicant has requested approval from the Historic Preservation Board (HPRB) for a concept design for the new structure on 17th and O Streets NW; and

Whereas, the applicant has submitted to the Board of Zoning Adjustment (BZA) an application for (1) Special Exception Relief from the Uniform Roof Structure Height (411.5) to permit the construction of a mechanical penthouse on said property, (2) a Variance for Height (530.1) from the SP-1 restriction of a maximum of 65 feet on which the apartment houses will be built, up to 90 feet and (3) a Variance of Size of Parking Spaces (2115-4) regarding the location of compact car spaces; and

Whereas, the applicant's HPRB hearing is scheduled for late September 2011, and the applicant's BZA hearing is scheduled for November 2011; and  
Whereas, ANC 2B believes that a residential building at this location will be an improvement for the neighborhood over the existing parking lot; and

Whereas, ANC 2B appreciates the applicant's time and effort to provide information and explanation to the ANC (and the community) at multiple public meetings; and

Whereas, ANC 2B similarly appreciates the input and comments provided by the community, including nearby residents, business owners, property owners, and others; and

Whereas, the Dupont Circle Conservancy (DCC) has reviewed the concept design and provided support for the design as drawn; and

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Whereas, the Historic Preservation Office (HPO) staff report also supports the project's concept design;

Therefore be it resolved that ANC 2B supports the concept design application to the HPRB; and

Whereas, the ANC recognizes that the applicant has included in the building design the minimum number of parking space required by current zoning rules; and

Therefore be it resolved that ANC 2B finds the parking variance request is de minimus, and therefore supports the request; and

Whereas, both the Special Exception and the Height Variance take the proposed construction well above the levels ordinarily limited by the SP-1 regulations, to wit, above 100 feet for portions of the penthouse structure, and up to 90 feet for the remainder of the apartment building; and

Whereas, this considerable Height Variance will provide the applicant with valuable added size, density, and profit; and

Whereas, the ANC acknowledges the many objections of the nearby neighbors about the project and the zoning relief requested; and

Whereas, ANC 2B is concerned about the lack of exterior green space demonstrated in the applicant's designs; and

Whereas, ANC 2B recognizes that there are many other potential designs that the applicant could build as a matter of right, without requesting this zoning relief; and

Whereas, the 90-foot height is in scale with neighboring structures on 17th Street; and

Whereas, ANC 2B appreciates that the applicant has committed orally to modify the rooftop design so as to move residents' common space for recreation and other purposes to the south side only, away from the side facing O Street NW; and

Whereas the applicant has provided the ANC with (1) the modified penthouse and rooftop designs, (2) a description of the modified unit-sized breakdown planned for the building; and (3) a plan for incorporating exterior green space.

Therefore be it resolved that the ANC supports the Special Exception and Height Variance.

Victor Wexler (victor.wexler@dupontcircleanc.net), Mike Feldstein (mike.feldstein@dupontcircleanc.net), and I (will.stephens@dupontcircleanc.net) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

Will Stephens, Chair

CC: steve.calcott@dc.gov, ecolbert@eca-pc.com, MKorns@keenermanagement.com, sara.bardin@dc.gov, richard.nero@dc.gov

#### Comments

**Will Stephens said...**(21 Sep 11, looking at [version 4](#))

Hi Tony: The First Baptist Church letter is ready, thanks! This is the only one that has to go out before close-of-business this afternoon.