



Advisory Neighborhood Commission 2A

“Serving the Foggy Bottom and West End communities of Washington, D.C.”

October 6, 2024

Mr. Frederick Hill
Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 210S
Washington, DC 20001
bzasubmissions@dc.gov

RE: Application for 2100 M Street NW Washington (BZA Case Nos. 20291B and 20291C)

Dear Chairperson Hill,

At its special public meeting held on October 6, 2024, Advisory Neighborhood Commission (“ANC”) 2A considered the above reference mater. With five of eight commissioners present, a quorum at a duly noticed public meeting, the Commission, after a motion made by Commissioner Causey and seconded by Commissioner Commer, adopted the following resolution by Unanimous consent.

WHEREAS, the Board of Zoning Adjustment (BZA) in BZA Order No. 20291 (effective October 21, 2020) previously approved the renovation and expansion of the existing office building for continued office use located at 2100 M Street, NW (Lot 75, Square 72).

WHEREAS, BZA Order No. 20291 approved four areas of zoning relief: (i) special exception relief for penthouse setbacks; (ii) an area variance for court width and area; (iii) an area variance for loading berth clearance; and (iv) an area variance for the 45-degree setback from the MU-10 zone requirement.

WHEREAS, ANC 2A unanimously supported the original application by resolution dated October 6, 2020.

WHEREAS, the BZA approved a two-year time extension of the original approval in BZA Order No. 20291A, such that a building permit application is required to be filed for the approved office project no later than October 21, 2024.

WHEREAS, due to unforeseen market conditions, including a steep decline in the office market and unprecedented office vacancies, the prior owner of the property was not able to move forward with the office project and sold the Property to Post Brothers (the current owner and “Applicant” in the subject BZA applications).



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WHEREAS, the Applicant proposes to convert and expand the office building to residential use with ground floor retail (the “Residential Project”), which is permitted as a matter of right in terms of use, height, and density. Moreover, residential conversions are specifically being encouraged by the Mayor and are promoted in the District’s 2024 Downtown Action Plan in order to provide more housing to District residents.

WHEREAS, the Residential Project continues to require an area variance from the 45-degree setback from the MU-10 zone requirement, but does not need the other three areas of zoning relief previously approved. The Residential Project complies in all other respects with the Zoning Regulations and reduces the extent of noncompliance from the 45-degree setback requirement.

WHEREAS, the Applicant filed applications for a (i) a modification without a hearing (BZA Case No. 20291C) to convert and expand the building to residential use; and (ii) a time extension to extend the validity of the BZA approval for two years (BZA Case No. 20291B) in order for construction plans to be finalized.

WHEREAS, the Applicant has agreed to continue to work in good faith with ANC 2A and other interested community organizations on ways that it can be a good long-term neighbor and contribute to the community in a meaningful way.

THEREFORE, BE IT RESOLVED, ANC 2A supports BZA Case Nos. 20291B and 20291C.

Commissioners Joel Causey (2A06@anc.dc.gov) and Trupti Patel (2A03@anc.dc.gov) are the Commission’s representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

Trupti Patel
Chairperson