



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

May 20, 2022

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

Ms. Marnique Heath, Chair
Historic Preservation Review Board
Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024
historic.preservation@dc.gov

RE: 1722 Swann Street NW (BZA #20718 and HPRB #22-276)

Dear Chairperson Hill and Chair Heath,

At its regular meeting on May 11, 2022, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 8 of 8 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (8-0-0):

WHEREAS, 9 Tree, LLC has submitted Historic Preservation Review Board (HPRB) application #22-276 for the construction of a new, attached, three-dwelling unit building at 1722 Swann Street NW,

WHEREAS, 9 Tree, LCC, the applicant for Board of Zoning Adjustment (BZA) application #20718, is seeking support for special exceptions from the court requirements and lot occupancy requirements to construct a new, three-story, three-unit building with cellar, penthouse, and roof terrace at 1722 Swann Street NW,

WHEREAS, the lot is zoned RA-2 and is located within ANC 2B01,

WHEREAS, ANC 2B’s Land Use Committee (LUC) received a presentation on the project, including submitted concept plans, reference images, elevations, and color images, at its duly-noticed monthly meeting held both in-person and via Zoom on May 4, 2022,

WHEREAS, 1722 Swann Street NW is a vacant lot situated within the Dupont Circle Historic District,

WHEREAS, the BZA hearing on this project is scheduled for May 25, 2022 and the HPRB hearing is scheduled for May 26, 2022,

WHEREAS, the concept plan reduces the court size in an effort to transition between the different setbacks of adjacent properties (the front of the east adjacent property abuts the public sidewalk, while the setback of the west adjacent property is much more extensive),

WHEREAS, the LUC believes that the relief from both special exceptions is in harmony with the general purpose and intent of the zoning regulations and will not adversely affect the use of neighboring properties,

WHEREAS, the setback fourth floor of the building (penthouse) meets traditional viewshed tests as measured from points directly in front of the building, however, given the unique setback and low scale of the west adjacent property, the setback penthouse and terrace surround (fencing) would remain visible from portions of Swann Street NW to the west,

WHEREAS, neighbors expressed concern over the building's aesthetic and stylistic cohesion with Swann Street NW's ensemble of 19th and 20th century structures,

WHEREAS, the east adjacent neighbor expressed concerns over impacts to light and air due to the structure's penthouse placement, and claimed inadequate notice to assess impact of only a subset of concept designs,

WHEREAS, the applicant shared concepts for the penthouse from an aerial perspective, but acknowledged that it was not the full package presented at previous meetings, and restated a willingness for continued community engagement to satisfactorily address issues raised,

WHEREAS, the project design could benefit from continued community outreach and engagement led by the applicant team, and

WHEREAS, by law, the HPRB gives "great weight" to recommendations in duly adopted ANC resolutions and carefully considers the views of community organizations and citizens per DC Code 1-309-10 (d)(3)(a).

THEREFORE, BE IT RESOLVED that ANC 2B supports BZA application #20718, which requests special expectations from the open court and lot occupancy requirements.

BE IT FURTHER RESOLVED that ANC 2B recognizes the applicant's efforts to work with the community to understand concerns and propose a structure that is of its time, while attempting to honor the street's historic character relative to massing, height, and setback.

BE IT FURTHER RESOLVED that ANC 2B requests that HPRB keeps the project on the HPRB agenda, does not delegate the project to staff review following a single HPRB hearing, and allows time for the applicant's continued consultation with neighbors (not to exceed 30 days) to refine components of the proposed building as identified below.

BE IT FURTHER RESOLVED that ANC 2B requests that the ANC has the ability to review and provide formal ANC comments as plans are revised and before final HPRB approvals are granted.

BE IT FURTHER RESOLVED that ANC 2B supports the applicant's continued consultation with the ANC, single member district (SMD) commissioners, and Swann Street NW neighbors, as well as HPRB and Historic Preservation Office (HPO) staff to refine components of the proposed building, specifically:

- aesthetic and stylistic cohesion with Swann Street NW, including viewshed and streetscape impacts imposed upon the public realm by the penthouse, roof terrace, and required terrace surround (fencing),
- the rear alignment of the penthouse structure in accordance with adjacent uniformity,
- unintended impacts of the penthouse and rooftop terrace imposed on adjacent structures, particularly with regards to potential light and air impacts on adjacent owners,
- the proper placement of trash and recycling receptacles that support municipal waste pickup and operations, and
- construction staging and work plans to mitigate traffic and obstructions within the alley.

Commissioners Meg Roggensack (2B01@anc.dc.gov) and Matthew Holden (2B08@anc.dc.gov) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in black ink that reads "Matthew Holden". The signature is written in a cursive, flowing style.

Matthew Holden
Chair