



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

August 22, 2026

Michelle Pourciau
Chairperson
Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001
bzassubmissions@dc.gov

RE: BZA Application No. 21517: International Arts & Artists and the Cosmos Club for 9 Hillyer Court NW. Use Variance - alley lot use requirements, permit private club use in existing commercial building on alley lot in RA-2/DC Zone

Dear Chairperson Pourciau,

At its regular meeting on August 19, 2026, 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, BZA Application No. 21517 has been filed by International Arts & Artists and the Cosmos Club (“The Applicant”, “Cosmos Club”) seeking a Use Variance for 9 Hillyer Court NW (Square 66, Lot 807) located in Single Member District 2B02 of ANC 2B.

WHEREAS, the relief sought is from the alley lot use requirements of Section U § 600.1, pursuant to Subtitle X § 1002.

WHEREAS, the purpose is to permit a private club use in an existing detached, two-story commercial building on an alley lot in the RA-2/DC zone.

WHEREAS, 9 Hiller Court NW is a contributing building in the Dupont Circle Historic District.

WHEREAS, originally constructed as a stable, the building is not consistent with, nor could it be converted to, residential use without extensive alterations of the façade and floorplates that are unlikely to be permitted due to its Historic District contribution.

WHEREAS, International Arts & Artists has occupied the building for over 20 years with somewhat similar operations as those the Cosmos Club would conduct.

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WHEREAS, the applicant has conducted outreach to affected neighbors and has received positive responses.

WHEREAS, on August 12, 2026, at ANC 2B's publicly noticed Permitting & Licensing Committee meeting, the Applicant's request was considered. No objections were recorded and the Committee's recommendation to the Commission is to support the request.

THEREFORE, BE IT RESOLVED that ANC 2B supports BZA Application No. 21517 by International Arts & Artists and the Cosmos Club for the relief sought to allow private club use of 9 Hiller Court NW.

BE IT FURTHER RESOLVED that ANC 2B encourages the Applicant to obtain written letters of support from affected residents for its planned use of the building.

Commissioners Jeff Rueckgauer (2B02@anc.dc.gov) and Lynn Thompson (2B09@anc.dc.gov) are the Commission's representatives for this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Zachary Adams', with a stylized, flowing script.

Zachary Adams
Chair