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Anne Sellin
1834 Sixteenth St. NW
Washington, D.C. 20009
(202) 387-7782

March 12, 2008

Mr. Anthony Hood, Chairman D.C. Zoning Commission
441 4th St. N.W.
Suite 210
Washington, D.C. 20001

Re: **Pre-Hearing Submission, Zoning Commission Case 07-34
Dupont Circle Zoning Consistency Remapping**

Dear Mr. Hood,

1. **Zoning Commission's question about borders:** In answer to the Zoning Commission's questions regarding borders that appear ragged in the Dupont Circle rezoning case, the applicants' purpose is the elimination of buildings along the edges that would be made nonconforming if enfolded into the areas to be rezoned. Being left out of the rezoning case these properties would remain R5D and flow into an R5D area. A typical instance is an apartment building that exceeds the height and lies at the edge of the area to be rezoned and is contiguous with R5 zoning. Obviously we could not leave out the three buildings that lie within a block face and would be made nonconforming since a spot zoning situation would result. Remaining R5D and not included in the rezoning proposal are the 8 story apartment building at the southeast corner of N.H. Ave. and T St (1833 N.H.), the 8 story apartment building at the northeast corner of N.H. Ave. and S St.(1825 N.H.), the 8 story apartment building at northwest corner of T St. and N.H.Ave.(1621 T St.), and the 7 story apartment building at the northeast corner of 16th St. and S St (1801 16th St.).The 1600 block of S St. on the southern edge is omitted because it is so much like S St. continuing west, 3 story row houses and apartments. The north side of the 1600 block of Swann is omitted because it is comprised of two apartment buildings.
2. **Zoning Commission's question about the number of properties that would be made nonconforming by the zoning changes.** The number is minimal. Out of the twenty one buildings in the 1900 block of 16th St. three would be made nonconforming. They are 1915 16th St. and 1925 16th St., both 8 stories, built as apartment buildings. On the west side of the street is 1926 16th St., a 6 story row house converted to apartments. They all would be made nonconforming as to height. These are the only nonconformities that would be created.

Sincerely,

Anne Sellin
Richard Busch
Anne Sellin
Richard Busch

ZONING COMMISSION
District of Columbia

CASE NO. 07-34

EXHIBIT NO. 23

ZONING COMMISSION
District of Columbia
CASE NO.07-34
EXHIBIT NO.23