



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

August 18, 2025

Mr. Anthony Hood
Chairperson, Zoning Commission
441 4th Street NW, Suite 200S
Washington, DC 20001
zcsubmissions@dc.gov

RE: Z.C. Case No. 74-10B- Request for modification without hearing to an approved planned unit development at 21 Dupont Circle NW (Sq. 115, Lot 82)

Dear Chairperson Hood,

At its regular meeting on August 13, 2025, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 8 of 9 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 the Amalgamated Transit Union (“ATU” or “Applicant”) is the current owner of the building at 21 Dupont Circle NW (the “Euram Building” or “Building” which is located in Single Member District 2B05 of ANC 2B.

WHEREAS the Building was constructed in 1970 and was subsequently incorporated into a Planned Unit Development (“PUD”), along with the property for 1320 19th Street NW (the Sunderland Building), 1307 New Hampshire Ave NW (the Heurich Mansion property), and the property for 1333 New Hampshire Ave NW, as a means of transferring unused density which ultimately allowed construction of the 12-story office building with retail at 1333 New Hampshire Ave NW in 1978.

WHEREAS ATU has proposed several modifications to the building to upgrade building systems, and improve functionality and efficiency of the space:

- New rooftop canopy, stair enclosure, guardrail, and mechanical equipment.
- New entrance vestibule; entrance canopy; ATU logo; guardrail at the third floor to create a walkway between to unconnected front portions of the third floor for better circulation;

and recessed walkway and guardrail connecting the front portions of the sixth floor for better circulation.

- New windows.
- New lobby and skylight creating a grand welcoming, enclosed, lit, and environmentally conditioned ground floor lobby experience.

WHEREAS the skylight will add a nominal 1,158 square feet of gross floor area because it will cover currently uncovered floor area, resulting in the Building having a FAR of 6.6.

WHEREAS the slight increase in gross floor area for the new skylight over the lobby, requires condition #2 in Z.C. Order No. 101 be modified to permit such increase to the Euram Building.

WHEREAS the building has approximately 4,218 square feet of unused density available so the slight proposed increase of 1,158 square feet will continue to be within what is otherwise permitted at the Property.

WHEREAS ANC 2B reviewed and voted at its duly noticed public April 2025 meeting to support the design presented to the Historic Planning Review Board.

WHEREAS revisions to the plans requested by HPRB have no impact on ANC 2B's support for this project.

THEREFORE, BE IT RESOLVED that ANC 2B supports the Amalgamated Transit Union's Request for Modification Without Hearing of Zoning Commission Case 74-10B

Commissioner Adams (2B08@anc.dc.gov) and Commissioner Marshall (2B05@anc.dc.gov) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,



Zachary Adams
Chair