



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

January 16, 2022

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

RE: 1709 17th Street NW (BZA #20603)

Dear Chairperson Hill,

At its regular meeting on January 12, 2022, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 9 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (6-1-2):

WHEREAS, Abdollah Poozesh, the applicant for Board of Zoning Adjustment (BZA) application #20603, is seeking support for a special exception from the rear yard requirements to construct a one-story, two-level rear addition to an existing, attached, three-story with basement, mixed use building at 1709 17th Street NW,

WHEREAS, the BZA hearing on this project is scheduled for February 2, 2022,

WHEREAS, ANC 2B’s Land Use Committee (LUC) is concerned that the applicant claims reasonable justification for receiving a zoning exception to construct this addition while the application demonstrates that is not the case particularly as it could adversely affect light and air, as well as the viability of the adjacent residential units as expressed through public testimony and letters,

WHEREAS, the LUC is concerned with the applicant’s inability to work with the owner of the abutting residential property at 1637-1641 R Street NW and earn their support,

WHEREAS, the LUC acknowledges that there is a housing inventory and affordability crisis within the Dupont Circle neighborhood and throughout Washington, DC, and ANC 2B prioritizes the provision of viable residential units over supplemental commercial storage, and

WHEREAS, ANC 2B finds that the proposal is not in harmony with the general purpose and intent of the zoning regulations and zoning maps.

THEREFORE, BE IT RESOLVED that, as currently submitted, ANC 2B opposes the request for a special exception from the rear yard requirements.

Commissioners Mo Pasternak (2B04@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 "Matt Holden". The signature is written in a cursive, flowing style.

Matthew Holden
Chair