



Advisory Neighborhood Commission 2A

“Serving the Foggy Bottom and West End communities of Washington, D.C.”

October 25, 2025

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

RE: Resolution Regarding the George Apartments’ Request for a BZA Modification Application (19475A)

At its regular meeting on October 22, 2025, Advisory Neighborhood Commission 2A (“ANC 2A” or “Commission”) considered the above-referenced matter. With four out of five commissioners present, a quorum at a duly-noticed public meeting, the Commission, after a motion made by Commissioner Comer and seconded by Commissioner Patel, adopted the following resolution by 3-1-0:

WHEREAS, The George Apartments, located at 2601 Virginia Avenue, NW, has filed an application with the Board of Zoning Adjustment (BZA) requesting a modification, without a hearing, to reduce permanently the required retail space on the first floor (which has remained vacant for approximately five years) in exchange for creating a small “café and market” open to the public, relocating resident amenities (including a gym and study rooms) to the first floor in space currently zoned for retail use, and adding eight new apartment units on the second floor where the gym is currently located;

WHEREAS, following the filing of this BZA request, representatives of The George contacted the Single Member District Commissioner for the area, Commissioner Ed Comer (2A04);

WHEREAS, Commissioner Comer, after consulting with residents of the Watergate Complex across from The George, expressed general support for the proposal but raised several questions, particularly regarding the café and market concept;

WHEREAS, while The George provided a general concept for the café and market, important details—such as its size, seating capacity, equipment, and range of products—remain under development;

WHEREAS, these details are significant in determining whether the proposal will serve the needs of the community;

WHEREAS, The George is located along Virginia Avenue NW, an area with very limited retail options;



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WHEREAS, the District Government funds the **Foggy Bottom West End Main Street (FBWE Main Street)** program to promote, expand, and strengthen retail opportunities within the neighborhood;

WHEREAS, following discussions with The George, Commissioner Comer encouraged the applicant to collaborate with FBWE Main Street to develop a sound business plan that would support the success of the proposed café and market for both residents and the broader community;

WHEREAS, FBWE Main Street informed the ANC through a [letter](#) that it **opposes** the proposal zoning adjustment because it has “not seen the required best efforts by [the George’s owners] to find a tenant that will serve the community.”¹

WHEREAS, the **Board of Zoning Adjustment** is scheduled to consider The George’s modification request on **November 12, 2025**;

THEREFORE, BE IT RESOLVED, that **Advisory Neighborhood Commission 2A** respectfully requests that the **Board of Zoning Adjustment** postpone consideration of this application to allow sufficient time for further discussions between The George, FBWE Main Street, the Foggy Bottom Association, and other community stakeholders;

BE IT FURTHER RESOLVED, that ANC 2A believes additional consultation is necessary to ensure community input and a fuller understanding of the proposal’s details and potential neighborhood impacts;

BE IT FINALLY RESOLVED, that ANC 2A expresses **general support in concept** for The George’s proposal to add eight new apartment units and introduce a café and market, and believes that a thoughtfully designed café and market could provide a welcome retail amenity in a long-vacant location;

Commissioners Ed Comer (2A04@anc.dc.gov) and Trupti J. Patel (2A03@anc.dc.gov) shall serve as the Commission’s designated representatives for this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

¹ [Letter from the Foggy Bottom West End Main Street](#) which opposes The George’s request



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Trupti Patel
Chairperson