



BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	19094	Case Name:	28th Street Partners, LLC
Address or Square/Lot(s) of Property:	64 W Street NW		
Relief Requested:	§336 Special Exception to permit the conversion of residential building to an apartment house		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	1	0	/	2	0	/	1	5	Was proper notice given?:	Yes	☒	No	☐
Description of how notice was given:	Website and Listservs												

Number of members that constitutes a quorum:	6	Number of members present at the meeting:	8
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MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

See attachment

AUTHORIZATION

ANC	5	E	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	By voice vote; Majority in favor of approval
Name of the person authorized by the ANC to present the report:			Teri Janine Quinn or SMD 5E08 Austin Pearl	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Teri Janine Quinn	
Signature of Chairperson/ Vice-Chairperson:			Date:	11/16/15

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.

Board of Zoning Adjustment
PURSUANT TO
CASE NO. 19094
EXHIBIT NO. 35

**ANC 5E Recommendation
BZA 19094
64 W Street NW**

The recommendation, if any, of the ANC as to the disposition of the appeal, petition or application:

ANC 5E voted unanimously to support a §336 special exception, to permit the conversion of a vacant single family dwelling into a three-unit apartment house in the R-4 District subject to the following conditions:

- 1) The front facade of the house, including the porch and roof, will remain to preserve the historical accuracy and character of the neighborhood;
- 2) The plans when submitted to DCRA will be updated to clearly show the roof of the porch;
- 3) The interior walls along 66 W Street NW will have drywall and be insulated, pursuant to D.C. Building Code, to limit noise;
- 4) The property will not include a roof top deck and a wood privacy lattice will be used on the portion of the deck that is adjacent to 66 W Street NW;
- 5) The property will not include a staircase in the rear leading from the ground level all the way to the roof; and
- 6) The property will be inspected by DCRA once the renovation is complete as opposed to a private contractor.

For all the reasons above, ANC 5E recommends that the BZA approve this application.