



**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 Subtitle Z § 406.2 and Subtitle Y § 406.2 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.:	20680	Case Name:	DMV Realty Investments, LLC
Address or Square/Lot(s) of Property:	801 20th St. NE		
Relief Requested:	The rear addition requirements of Subtitle E § 205.4		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	03 / 08 / 22	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	Notice was issued via our website, community email list and via large outdoor posters across the community.					
Number of members that constitutes a quorum:	4	Number of members present at the meeting:	7			

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*):

Per §5201.3, ANC 5D is concerned that the requested exception would have a substantially adverse effect on the use or enjoyment of the abutting dwelling at 803 20th St. NE. This project would negatively impact the light and air available to the neighboring property, but unduly affect the use and enjoyment of a senior citizen's home. Ms. Hill is a retired person who is home throughout the day and the loss of sunlight and air during the hours shown in the sun study presented by the developer would substantially decrease the enjoyment of her home. In addition, the extension is likely to set a precedent that would negatively impact rear setbacks on the remainder of this block.

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*):

Deny the special exception request for a rear addition for failure to meet the requirements set forth in §5201.3

AUTHORIZATION

ANC	5 D	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	6-0-1
Name of the person authorized by the ANC to present the report:		Comm. Sydelle Moore	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:		Comm. Sydelle Moore	
Signature of Chairperson/ Vice-Chairperson:		Date:	3/17/2022

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO 11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.

Board of Zoning Adjustment
CASE NO. 20680
EXHIBIT NO. 23