



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.:	21058	Case Name:	Rupsha 2011, LLC
Address or Square/Lot(s) of Property:	2424 Pomeroy Road S.E. (Square 5873, Lots 104, 856, 857, 903, and 932)		
Relief Requested:	Special Exception from: the new residential development standards of Subtitle U § 421 (pursuant to Subtitle X § 901.2)		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	1	0	/	1	5	/	2	4	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:													

Number of members that constitutes a quorum:	4	Number of members present at the meeting:	4
--	---	---	---

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*):

PLEASE SEE ATTACHMENT

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*):

PLEASE SEE ATTACHMENT

AUTHORIZATION

ANC	8	B	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	4-0
Name of the person authorized by the ANC to present the report:			Joseph Johnson	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Joseph Johnson	
Signature of Chairperson/ Vice-Chairperson:			Date:	10/15/2024

Board of Zoning Adjustment

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.

CASE NO. 21058  
EXHIBIT NO. 75



# GOVERNMENT OF THE DISTRICT OF COLUMBIA ADVISORY NEIGHBORHOOD COMMISSION 8B

SMD 8B01 – Khadijah Watson  
SMD 8B02 – Paul Trantham  
SMD 8B03 – Thomas Von Williams, Jr.  
SMD 8B04 – Kimberly Little



SMD 8B05– Joseph Johnson  
SMD 8B06 – Alyce McFarland  
SMD 8B07 - Juanita Beltran

Dear Chairman and Members of the Board,

On behalf of the ANC 8B Commission, I would like to express our full support for the Rupsha 2011, LLC development project, as discussed during our public meeting on Tuesday, October 15, 2024, at the Metropolitan Police Station located at 2455 Alabama Ave SE, Washington, DC 20020. The meeting was well-publicized, with notifications shared through the Government Calendar, Neighbor Next Door, Facebook, and via circulated flyers.

During this meeting, the developer of the BZA 21058 project had the opportunity to present updates and address any lingering questions from prior public engagements. Following the presentation, Chairman Joseph Johnson made a motion to approve the project, which was seconded by Commissioner Kimberly Little. The motion was opened for discussion, but no further discussion occurred. The motion passed with a unanimous vote of 4-0.

The ANC 8B Commission, after thorough consideration, supports the project under the condition that the developer commits to implementing robust security measures to ensure the safety of future tenants and minimize violence in and around the property. Below are the proposed security measures, which were agreed upon during our meeting:

## Security Measures Proposal

1. 24/7 Monitored Surveillance Cameras:
  - Installation of high-definition surveillance cameras around the entire perimeter of the property.
  - Cameras monitored 24/7 by a professional security service to ensure rapid response to any suspicious activities.
  - Footage will be stored securely for a predetermined time period, with access provided to local law enforcement as needed.
2. Perimeter Security Fencing:
  - A 6-foot-high wrought iron fence will surround the property, placed on private grounds and, where permissible, in public spaces.
  - This fence will serve as both a secure barrier and an aesthetically pleasing addition to the neighborhood.
  - Gates will be equipped with access controls and security cameras to monitor entry points.
3. Controlled Access via Phone App:
  - Access to the building will be managed through a secure mobile app, allowing residents to control who enters through the building's main entrances.
  - The app will include integrated camera access, enabling residents to visually verify visitors before granting access.
  - Access credentials will be regularly updated to ensure that only authorized individuals can enter the premises.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**ADVISORY NEIGHBORHOOD COMMISSION 8B**

SMD 8B01 – Khadijah Watson  
SMD 8B02 – Paul Trantham  
SMD 8B03 – Thomas Von Williams, Jr.  
SMD 8B04 – Kimberly Little



SMD 8B05– Joseph Johnson  
SMD 8B06 – Alyce McFarland  
SMD 8B07 - Juanita Beltran

We would like to note that ANC 8B has been attentive to the concerns expressed by our constituents throughout this process. During public meetings, residents voiced concerns about issues such as bedroom sizes, public safety, crime, air quality, and the preservation of trees, among other topics. While we have heard these concerns, we recognize that the Board of Zoning Adjustment (BZA) must consider zoning laws and regulations as part of its decision-making process. We have communicated to our constituents that the project has received recommendations from the Office of Planning, the District Department of Transportation (DDOT), the Department of Buildings (DOB), and the Public Space Commission, and that it appears to comply with the relevant regulations.

The ANC 8B Commission is proud to serve our community and remains committed to advocating for the best interests of our constituents. We appreciate the opportunity to contribute to this important project and are confident that the proposed security measures will address the safety concerns of the community.

Sincerely,

A handwritten signature in black ink that reads "Joseph B. Johnson". The signature is written in a cursive style.

Joseph B. Johnson  
Chair ANC 8B, Commissioner 8B05  
Advisory Neighborhood Commission 8B serves the communities of Garfield Heights, Hillsdale, Knox Hill/Buena Vista, Skyland, and Woodland neighborhoods.  
1809 Savannah St SE., Suite A Washington, DC 20020  
(202) 957-1894  
(202) 439-1611