



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.:	21211	Case Name:	28TH ST HOLDINGS LLC
Address or Square/Lot(s) of Property:	2826 28th St SE Washington, DC 20020		
Relief Requested:	Special Exception under the new residential development standards of Subtitle U § 421, pursuant to Subtitle X § 901.2		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	02	20	/	11	8	/	2	5	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	The community received notice via Facebook, Neighbor Next Door, Flyers and Gov ANC website, ANC 8B site anc8b.org												

Number of members that constitutes a quorum:	7	Number of members present at the meeting:	7
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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*):

Both the commission and residents raised concerns regarding parking and the building height. We have met with the developers, and these concerns have been addressed.

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*):

After meeting with the developers and addressing community concerns, they have made several commitments, including adjustments to the building height and other concessions. Based on these commitments to the community and the surrounding area, the commission recommends approval of the project.

AUTHORIZATION

ANC	8	B	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	7-0	
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:		<i>Joseph Johnson</i>		Date:	02/18/2025

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.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 8B



Board of Zoning Adjustment
Office of Zoning
Government of the District of Columbia
441 4th Street, NW, Suite 200S
Washington, DC 20001

Tuesday, February 19, 2025

Subject: Letter of Support for BZA Case 21211 – 2826 28th St. SE, Washington, DC 20020

Dear Members of the Board of Zoning Adjustment,

On behalf of Advisory Neighborhood Commission 8B (ANC 8B), I am pleased to submit this letter of support for BZA Case 21211 regarding the proposed development at 2826 28th St. SE, Washington, DC 20020.

At our duly noticed public meeting on Tuesday, February 18, 2024, at 7:00 PM, held at 2455 Alabama Ave. SE, Washington, DC 20020, 28th St. Holdings LLC presented their proposed project, outlining modifications made in collaboration with ANC 8B. The developer highlighted significant design changes based on community and commission feedback, including:

- **Height Reduction:** The developer removed the fourth floor to maintain consistency with adjacent properties in the community, ensuring the building height remains in harmony with the surrounding neighborhood.
- **Parking Considerations:** While the developer's current parking provisions comply with zoning regulations, concerns from residents regarding parking were addressed. In response, the developer committed to exploring additional parking spaces on an adjacent property under their ownership.
- **Community Engagement:** The developer expressed a strong commitment to continued involvement within ANC 8B and supporting community initiatives.

Following the presentation and an open public discussion period where residents voiced their concerns, the Commission voted on a motion to support the project. The motion passed with seven commissioners voting in favor of the project.

Given the developer's responsiveness to community concerns, commitment to neighborhood engagement, and adherence to zoning requirements, ANC 8B formally recommends approval of BZA Case 21211 for the proposed development at 2826 28th St. SE.

We appreciate the Board's consideration of our recommendation and the developer's efforts to ensure this project aligns with the community's needs. Should you require any further information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads "Joseph Johnson".

ANC 8B Chairperson, 8B05 Commissioner