

\*\*\* 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.:		Case Name:						
Address or Square/Lot(s) of Property:								
Relief Requested:								

**ANC MEETING INFORMATION**

Date of ANC Public Meeting:	D	D	/	M	M	/	Y	Y	Was proper notice given?:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:													

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

**AUTHORIZATION**

ANC	<input type="checkbox"/>	<input type="checkbox"/>	Recorded vote on the motion to adopt the report (i.e. 4-1-1):			
Name of the person authorized by the ANC to present the report:						
Name of the Chairperson or Vice-Chairperson authorized to sign the report:						
Signature of Chairperson/ Vice-Chairperson:				Date:		

**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.21220  
EXHIBIT NO.35



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
ADVISORY NEIGHBORHOOD COMMISSION 5D

ANC 5D Opposes BZA 21220, for 1154 Morse St NE

The application includes relief for a special exception from the 10-foot rule (E-205.5) and for a conversion to three (3) dwelling units (U-320). The property is an interior lot located in a RF-1 zone district and is 2,878sf in land area. To the south of the property is Morse Street, NE.

ANC 5D voted 4-2-1 (yes/no/abstain) to oppose granting the special exceptions, because:

- 1) Neighboring residents opposed the construction of a third unit.
- 2) The applicant failed to record a legal easement or other protective mechanism in writing for the next-door neighbor at 1152 Morse Street NE, who has a garage that partially encroaches on the rear yard of 1154 Morse Street NE. This burdens the future condominium owners with the task of legally untangling this encroachment and could cost the neighbor thousands of dollars to remove the structure.

Secretary

Chair