



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:								

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		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.21226
EXHIBIT NO.27



DISTRICT OF COLUMBIA GOVERNMENT
ADVISORY NEIGHBORHOOD COMMISSION (ANC) 5D
www.anc5d.org

February 11th, 2025

Mr. Frederick L. Hill
Chairperson
Board of Zoning Adjustment
441 4th Street, N.W. Suite 210S
Washington, D.C. 20001

Dear Chairperson Hill and Honorable Members of the Board,

ANC 5D resolves to **SUPPORT** BZA Case 21226, an application for zoning relief sought by Alexander-Benons, LLC, owner of the property located at 1154 Morse Street NE (Square 4065, Lot 0814).

The applicant is requesting relief from the following zoning regulations:


The penthouse uses requirements of Subtitle C § 1501.1(b)	Subtitle C § 1501.1(c) and Subtitle X § 901.2
The penthouse setbacks requirements of Subtitle C § 1504.1(b)	Subtitle C § 1506.1 and Subtitle X § 901.2
The roof top or upper floor element requirements of Subtitle E § 204.1	Subtitle E § 204.4 and Subtitle X § 901.2
The rear yard requirements of Subtitle E § 207.1	Subtitle E § 5201 and Subtitle X § 901.2


The rear addition requirements of Subtitle E § 207.5	Subtitle X § 901.2
The lot occupancy requirements of Subtitle E § 210.1	Subtitle E § 5201 and Subtitle X § 901.2

At our February 11th 2025 public meeting, ANC 5D voted to support the Applicant's request for zoning relief. ANC 5D has nine Single Member Districts and a quorum of five ANC commissioners is required for voting action. ANC-5D voted 7-0-0 to **SUPPORT** this project. Proper notice of this meeting was given by posting notices on the ANC 5D website www.anc5d.org, the ANC 5D mailing list, and the ANC Listserv.

If you have any questions or need further information, please contact ANC-5D Chair Salvador Saucedo-Guzman at 5D05@anc.dc.gov, and Commissioner Anna Roblin/5D03 at 5D03@anc.dc.gov

Sincerely,


Salvador Saucedo-Guzman
Commissioner 5D05
Chair, ANC 5D



Hector Arbuckle
Commissioner 5D01
Secretary, ANC 5D