



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.:	21240	Case Name:	Application of 71 Florida Ave 39, LLC
Address or Square/Lot(s) of Property:	4237 Eads Street, NE (Square 5089, Lot 72)		
Relief Requested:	Maximum 10 beds		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	05 / 21 / 2025	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	Via email and website					

Number of members that constitutes a quorum:	4	Number of members present at the meeting:	6
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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*):

I. Parking and Traffic

II. Density and Commercialization

III. Hazardous Waste Disposal

IV. Facility Operations and Conditions

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*):

ANC 7F supports the approval of a special exception for up to 10 beds

4237 Eads Street, NE (Square 5089, Lot 72) contingent upon the Applicant's adherence to addressing community concerns. In addition,

ANC 7F supports a five-year term limit for any approved special exception,

allowing for a performance review and reevaluation based on community impact at that time.

AUTHORIZATION

ANC	7	F	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	6-0-0	
Name of the person authorized by the ANC to present the report:			Commissioner Chanettia Nelson		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Commissioner Tyrell Holcomb		
Signature of Chairperson/ Vice-Chairperson:				Date:	5/28/2025

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.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21240
EXHIBIT NO. 57A