



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.:	21245	Case Name:	1227 Independence Avenue SE
Address or Square/Lot(s) of Property:	Square 1015, Lot 140		
Relief Requested:	To construct a detached, two-story accessory garage, to an existing, attached, two-story with cellar, principal dwelling unit in the RF-1 zone		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	03 / 11 / 25	Was proper notice given?:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Description of how notice was given:	Postings on the ANC website multiple times as well as direct notification via email to applicant and owner.		

Number of members that constitutes a quorum:	5	Number of members present at the meeting:	8
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MATERIAL SUBSTANCE

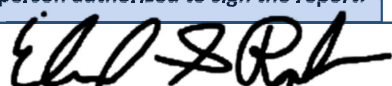
The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

ANC6B determined that granting the special exceptions would not be inconsistent with the general intent and purpose of the Zoning Regulations.

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 recommendation is to grant the special exception to construct the detached two-story accessory garage to an existing, attached, two-story with cellar, principal dwelling unit in the RF-1 zone.

AUTHORIZATION

ANC		Recorded vote on the motion to adopt the report (i.e. 4-1-1):	8-0-0
Name of the person authorized by the ANC to present the report:	Anna Krebs		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Edward Ryder		
Signature of Chairperson/ Vice-Chairperson:		Date:	03/11/2025

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
CASE NO.21245
EXHIBIT NO.28A