



**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.:	21271	Case Name:	Biemmnet S. Eshete
Address or Square/Lot(s) of Property:	5113 2nd Street, NW (Square 3399, Lot 25)		
Relief Requested:	Special Exemption: the new residential development requirements of Subtitle U § 421, pursuant to Subtitle X § 901.2		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	1	9	/	0	3	/	2	5	Was proper notice given?:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	Notice was given via our website and posted to email listservs one week prior to the public meeting.												

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*):

The Commission considered whether the special exception would be in harmony with the general purpose and intent of RA-1 zoning, which we believe it would be. The Commission also considered whether, if granted, it would affect the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps. Neighbors raised concerns that additional the housing units would increase waste disposal needs and that if not properly managed, it would exacerbate the rat population and thereby impact neighboring properties. The applicant indicated that trash receptacles will be located on the existing concrete pad, which will be repaired as it is currently in poor condition.

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*):

The commission recommends approving the special exception application. The applicant has addressed concerns regarding waste disposal, and is taken steps to prevent rats from burrowing underneath the trash receptacles. The special exemption would enable the applicant to add two additional units to the property, increasing potential housing options for residents of ANC 4D.

AUTHORIZATION

ANC	4	D	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:			Jennifer Kauffman	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Brendi Bluitt	
Signature of Chairperson/ Vice-Chairperson:				Mar 24, 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. 21271
EXHIBIT NO. 20

INSTRUCTIONS

Pursuant to 11 DCMR Subtitle Z § 406.2 and Subtitle Y § 406.2, the Zoning Commission (ZC) and Board of Zoning Adjustment (BZA) shall give “*great weight*” to the written report of the affected Advisory Neighborhood Commission (ANC), as required by the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000.

1. All ANC reports shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. ANC reports and any accompanying documents must be submitted to the record by using:
 - a. The Interactive Zoning Information System (IZIS) at www.dcoz.dc.gov;
 - b. By email to zcsubmissions@dc.gov for the ZC or bzsubmissions@dc.gov for the BZA; or
 - c. In person or by U.S. mail addressed to 441 4th Street, NW, Suite 200-S, Washington, DC 20001.
3. Submission deadlines are as follows:
 - a. ANCs must file this form at least seven (7) calendar days in advance of the hearing, if they wish to participate in a public hearing under Subtitle Z § 406.3 and Subtitle Y § 406.3.
 - b. In all cases before the ZC or BZA, ANCs must file this form before the ZC or BZA makes a decision in order to receive great weight.

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717 14th Street, N.W., Suite 500 | Washington, D.C. 20005

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1-800-521-1639 | 202-724-TIPS (8477) | Email: hotline.oig.dc.gov | Web Page: www.oig.dc.gov



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 200 S, Washington, D.C. 20001

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