FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

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:	21307	Case Name:	Henry Tam and Lan Tran
Address:	725 Hobart Place, NW (Square 2888, Lot 197)		
Relief:	Special Exception parking minimum; Special Exception Residential Conversion; Variance Lot Area		

ANC MEETING INFORMATION

ANC Public Meeting:	June 25, 2025	Was proper notice given:	YES
How notice was given:	ANC 1E Website, email list distribution, posting on social media		
Members for Quorum:	4	Members Present:	7

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 judge:

The applicant's property was converted into three dwelling units before purchase without the proper zoning relief. The ANC met with the applicant and requested additional information to demonstrate the units existed before they purchased the property. The ANC is satisfied with this evidence. The ANC could not identify any undue affects on neighboring properties based on this unauthorized conversion. No nearby neighbors came forward with any additional concerns.

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application:

The ANC recommends approval of the requested relief including the area variance with no exceptions.

AUTHORIZATION

ANC:	1E	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	7-0-0
Name of the person authorized by the ANC to present the report:		Michael Wray	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:		Brian Footer, Chair, ANC 1E	
Authorized Signature:		Date of Signature:	6/25/2025

Submit 7 days in advance via dcoz.dc.gov IZIS, zcsubmissions@dc.gov; or bzasubmissions@dc.gov