



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.:	21333	Case Name:	
Address or Square/Lot(s) of Property:	409 E Capitol St SE		
Relief Requested:	E § 210.1, Maximum Lot Occupancy		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	Sept 4 & Sept 9, 2025	Y	Y	Was proper notice given?:	Yes	☒	No	☐
Description of how notice was given:	As required by statute and bylaws							

Number of members that constitutes a quorum:	5	Number of members present at the meeting:	9
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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*):

Applicant seeks to renovate its property such that it will occupy 70% of the lot space. ANC 6B generally supports these variances, because our neighborhood is zoned too restrictively for an inner city neighborhood. However, we feel obliged to reflect the sentiment of the neighborhood when there is sincere opposition to a particular project. The neighbors' enjoyment of their own back yards would be reduced by the presence of applicant's rear expansion.

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*):

Oppose

AUTHORIZATION

ANC	6	B	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	6-2-0
Name of the person authorized by the ANC to present the report:			N/A	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Edward Ryder	
Signature of Chairperson/ Vice-Chairperson:				Date: 09/09/2025

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. 21333
EXHIBIT NO. 32

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 bzasubmissions@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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