



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.:	21376	Case Name:	Board of Zoning Adjustment Application No. 21376 of District Line Development, LLC.
Address or Square/Lot(s) of Property:	228 Hamilton Street N.W. (Square 3326, Lot 82)		
Relief Requested:	Special Exception under: The new residential development uses of Subtitle U § 421 (pursuant to Subtitle X § 901.2)		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	10 / 19 / 2025	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	Notice was posted on ANC4D.org, and emailed to its email list.					

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

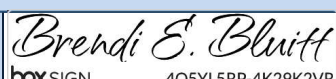
The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

ANC 4D has previously indicated its support for by-right development in keeping with RA-1 zoning through a resolution the commission passed in March 2025. The commission considered whether the design was in keeping with purpose of RA-1 zoning. ANC 4D also considered whether there was sufficient protections against potential rodent infestations, which if not prevented could cause substantial detriment to the public good.

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 4D believes that the application is consistent with the purpose of RA-1 zoning and should be approved. In response to questions raised by ANC 4D at our October 2025 meeting, District Line responded that it will implement Consistent Reports to the city for treatments, ensure more frequent trash pickups and additional trash control measures (to address the gathering points and sources of rodents at the main cause); and implement preventative bait stations and ongoing treatments from third party rat/rodent control providers

AUTHORIZATION

ANC	4	D	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:			Jenn Kauffman	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Brendi Bluitt	
Signature of Chairperson/ Vice-Chairperson:			Date:	11-19-25

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 Line Development, LLC
CASE NO. 21376
EXHIBIT NO. 18

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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Government of the District of Columbia to the Office of the Inspector General
717 14th Street, N.W., Suite 500 | Washington, D.C. 20005

CALLS ARE CONFIDENTIAL

Toll Free Hotline

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

(202) 727 6311 * (202) 727 6072 fax * www.dcoz.dc.gov * dcoz@dc.gov