

\*\*\* 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.:                             |  | Case Name: |  |  |  |  |  |  |
| Address or Square/Lot(s) of Property: |  |            |  |  |  |  |  |  |
| Relief Requested:                     |  |            |  |  |  |  |  |  |

**ANC MEETING INFORMATION**

|                                      |   |   |   |   |   |   |   |   |                           |     |                          |    |                          |
|--------------------------------------|---|---|---|---|---|---|---|---|---------------------------|-----|--------------------------|----|--------------------------|
| Date of ANC Public Meeting:          | D | D | / | M | M | / | Y | Y | Was proper notice given?: | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| Description of how notice was given: |   |   |   |   |   |   |   |   |                           |     |                          |    |                          |

|  |  |   |  |
|--|--|---|--|
| Number of members that constitutes a quorum: |  | Number of members present at the meeting: |  |
|--|--|---|--|

**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*):

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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*):

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**AUTHORIZATION**

|  |                          |                          |   |  |       |  |  |  |
|--|--------------------------|--------------------------|---|--|-------|--|--|--|
| ANC  | <input type="checkbox"/> | <input type="checkbox"/> | Recorded vote on the motion to adopt the report (i.e. 4-1-1): |  |       |  |  |  |
| Name of the person authorized by the ANC to present the report:            |                          |                          |   |  |       |  |  |  |
| Name of the Chairperson or Vice-Chairperson authorized to sign the report: |                          |                          |   |  |       |  |  |  |
| Signature of Chairperson/<br>Vice-Chairperson:                             | <i>Paula G. Edwards</i>  |                          |   |  | Date: |  |  |  |

**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  
Pursuant to  
CASE NO. 21385  
EXHIBIT NO. 27



## **Advisory Neighborhood Commission 4A**

### **Government of the District of Columbia**

### **Washington, DC 20011 and 20012**

December 8, 2025

Chairman Frederick L. Hill  
Board of Zoning Adjustment  
441 4th Street, N.W.  
Suite 200S  
Washington, DC 20001

RE: Case No. 21385  
1415 Tuckerman Street NW  
BZA Application for Special Exemption  
(Hearing scheduled for December 10, 2025)

Dear Chairperson Hill and Members of the Board:

Please be advised that Advisory Neighborhood Commission (ANC) 4A, at its regularly scheduled monthly meeting on Tuesday, December 2, 2025, a quorum of commissioners being present, voted unanimously (4-0-0) to support the application of 1415 Tuckerman St. NW, LLC for a special exception to construct an additional seven dwelling units to an existing detached three-story 66 unit plus basement house. The location is 1415 Tuckerman Street NW, Washington, DC.

Prior to the December 2nd meeting, ANC 4A took several steps to duly and timely notify the public of the application. The developer presented the project plans at a prior meeting (November 4<sup>th</sup> ANC meeting) where residents were able to ask questions. Notice of the project was also placed on neighborhood list-servs in Brightwood, Shepherd Park and North Portal Estates..

The only comment received from the public mentioned that parking was already at premium on that block. Developer previously noted that the development would not eliminate the number of existing onsite parking spaces.

In response to Commissioner concerns, the developer, Cameron Webb, sent a letter outlining commitments regarding resident health and safety during construction, construction debris, trash, post construction capacity and collection, rodent control and affordability for existing residents. Please find the letter attached.

Therefore, ANC 4A's support for the granting of the Application for Special Exemption was:

ADOPTED by voice vote at a regular public meeting (notice of which was properly given, and at which a quorum of 4 of 6 members were present) on December 2, 2025, by a vote of 4 yes, 0 no, and 0 abstentions..

Respectfully submitted,

*Paula J. Edwards*

Paula Edwards

Chair

ANC 4A

Mobile: 202-909-7156

Email: 4A@anc.dc.gov

Patience Singleton  
Commissioner SMD 4A04  
Vice Chair ANC 4A  
202-596-9902  
Email: [4A04@anc.dc.gov](mailto:4A04@anc.dc.gov)



11/26/25

Re: Follow-Up Summary for ANC — BZA Case #21385  
Property: 1415 Tuckerman Street NW, Washington, DC

Dear ANC 4A,

Thank you again for meeting with us today. As requested, below is a concise summary of the commitments we are making regarding the project at 1415 Tuckerman Street NW.

### **Resident Health & Safety During Construction**

We take resident health and safety seriously, especially while performing construction in an occupied building. To comply with DC Housing Regulations and the DC Construction Code, we will implement:

- Protected construction zones: dust-tight barriers, negative-air machines with HEPA filters, and daily debris removal, consistent with Chapter 33 (Safeguards During Construction).
- Clear communication: advance written notice before work occurs in any area and a single point of contact for resident concerns or reports.

### **Construction Debris, Trash & Post-Construction Capacity**

All construction trash will be contained, bagged, and removed daily using secured, covered dumpsters placed in approved locations. During construction, we will have two dumpsters on site to ensure all debris remains properly managed. In addition, we are increasing trash collection to three pickup days per week (up from two) to prevent overflow and maintain cleanliness throughout the project. Once the seven new units are added, we will also increase the number of permanent trash bins to ensure the building maintains adequate capacity for all residents.

### **Rodent Control**

We will engage a licensed pest-control vendor to provide pre-construction abatement, active monitoring throughout the project, and post-construction treatment to prevent rodent activity.

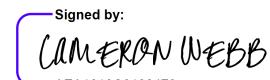
### **Affordability for Existing Residents**

The new units will be leased at market rate; however, all current residents will retain their existing affordable rents. No displacement is planned.



We are committed to performing this work safely, transparently, and in full compliance with DC requirements. We remain available to meet anytime to review details or answer additional questions.

Sincerely,

Signed by:  
  
AEAE1616C6182470...  
Cameron Webb

Manager

Capitol Rock Partners LLC

1212 New York Ave NW, Suite #900

Washington, DC 20005

[investments@capitolrock.com](mailto:investments@capitolrock.com)