



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	☒	No	☐
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*):

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*):

AUTHORIZATION

ANC		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/ Vice-Chairperson:	Joseph J. [Signature]	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
District of Columbia
CASE NO. 21406
EXHIBIT NO. 33

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 8B



Re: Letter of Support – BZA Case No. 21406

Monday May 25, 2026

Dear Chairperson and Members of the Board

The Advisory Neighborhood Commission 8B (“ANC 8B”) respectfully submits this letter in support of BZA Case No. 21406, pertaining to a proposed development project within the Commission.

The applicant is proposing to construct a new, detached, four-story plus penthouse and roof deck, thirty-six (36) residential unit mixed-use building within the MU-4/RA-1 zones. The applicant is seeking Special Exception relief and has requested a formal letter of support from ANC 8B in connection with the project and related proceedings.

ANC 8B held a duly noticed public meeting on Tuesday, March 24, 2026, at 7:00 PM, at which a quorum of four (4) commissioners was present. The meeting was conducted in accordance with all applicable requirements for public notice, transparency, and community participation.

During the meeting, the developer and their representatives were present and provided a detailed presentation regarding the proposed project, including the scope of development, intended use, and anticipated impact on the surrounding community.

Following the presentation, the Commission opened the floor for public comment. Members of the community provided feedback and expressed concerns pertaining to parking availability, traffic circulation, density, and other neighborhood-related issues commonly associated with development projects of this nature. All comments and concerns presented during the meeting were duly heard and considered by the Commission as part of its deliberative process.

After the close of public comments, the Commissioners engaged in further discussion regarding the overall merits of the proposed development, including its compatibility with surrounding development patterns, anticipated community benefits, and the developer’s demonstrated commitment to continued community engagement and support.

The Commission carefully considered whether the proposed development would adversely impact adjacent properties or negatively affect the surrounding neighborhood. After review and discussion, ANC 8B determined that the project would not create substantial harm to neighboring properties or the community at large. The Commission further noted that the surrounding area has experienced significant redevelopment activity in recent years and that this proposal, comparatively, represents a smaller-scale development than several other projects currently existing or approved within the vicinity.

Additionally, the Commission recognized the developer’s ongoing support and commitment to the community and acknowledged statements made regarding continued engagement and investment within the neighborhood moving forward.

Following deliberations and discussion by the Commission, a motion to support the proposed development project and the applicant’s request for Special Exception relief was made by Chairperson Joseph Johnson and seconded by Commissioner Beltran. The motion was subsequently brought before the Commission for a vote and passed unanimously by a vote of 4–0 in favor of support.

Pursuant to D.C. Official Code § 1-309.10(d)(3)(A), the written recommendations of an affected Advisory Neighborhood Commission are entitled to “great weight” during the deliberations of District government agencies, boards, and commissions on matters affecting the Commission area.

Accordingly, ANC 8B respectfully requests that the Board give great weight to the Commission’s findings, recommendations, and official action as outlined herein and urges the Board to approve the applicant’s request for Special Exception relief and the proposed development project associated with BZA Case No. 21406.

This letter serves as the formal record of the Commission’s position following public presentation, community engagement, deliberation, and official action taken at a duly noticed public meeting.

Respectfully submitted,

Commissioner 8B05, Chair, ANC 8B