



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.:	21439	Case Name:	1908 Irving St, LLC
Address or Square/Lot(s) of Property:	1908 Irving St, NE (Square 4207, Lot 0005)		
Relief Requested:	Special Exception 11 U § 421.1		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	0	6	/	1	7	/	2	6	Was proper notice given?:	Yes	☒	No	☐
Description of how notice was given:	Noticed via OANC calendar, ANC 5B website, email dispatch, and SMD-level outreach avenues (emails, newsletters, social media, etc.)												
Number of members that constitutes a quorum:	4				Number of members present at the meeting:	4							

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*):

see attached

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*):

see attached

AUTHORIZATION

ANC	5	B	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	4-0-0	
Name of the person authorized by the ANC to present the report:			Maya Vizvary		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Edward Borrego		
Signature of Chairperson/ Vice-Chairperson:				Date:	Jun 18, 2026

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. 21439
EXHIBIT NO. 36

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

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

ANC 5B Report on [1908 Irving St NE: BZA Case 21439](#)

Material Substance

Motion that passed with a vote of 4-0-0:

I support BZA Case 21439, subject to the following four conditions:

- 1. Unit Reconfiguration:** The applicant will redesign the layout with the previously proposed envelope to replace the proposed eight 6-bedroom units with two 6-bedroom units, and to allow the remaining units with non-primary bedrooms to be at least 120 square feet, as well as design common kitchen, living, and dining areas of at least 350 square feet. Additionally, the applicant will design a porch with an entrance to at least one unit, which will be added to the building's front facade.
 - 2. Exterior Materials:** The building's exterior will feature a brick facade.
 - 3. Good Neighbor Agreement:** A Good Neighbor Agreement will be executed between the owner and the neighbors, brokered by SMD Commissioner Vizvary.
 - 4. Neighbor feedback:** BZA heeds the feedback from the neighbors (as referenced in the "Material Substance" on Form 129 ANC Report).
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Timeline

12/9/2025: Michael Cross Design Group emailed Commissioner Vizvary with notice of application

1/28/2026: Presentation to first [DZLU Committee meeting](#) of 2026

2/4/2026: Office of Zoning sent letters to houses in a 200-foot radius

----- 3/3/2026: BZA hearing got pushed from 4/8 to 6/3 -----

3/5/2026: Presentation to the second DZLU Committee meeting of 2026 (vote 2-2-1)

3/24/2026: Updated drawings to reflect changes from DZLU meeting uploaded into BZA/IZIS (see below)

----- 4/14/2026: BZA hearing got pushed from 6/3 to 6/24 -----

4/28/2026: Case discussed at 5B Public Meeting (tabled)

5/6/2026: Commissioner Vizvary emailed her 500-person listserv with info about the case and asked for feedback; also gave recipients the option to email BZA directly

5/6/2026: Commissioners at the Committee of the Whole meeting asked questions of the applicant

5/18/2026: Commissioner Vizvary delivered handwritten notes to neighbors on Irving St, asking for any feedback to be emailed to her

5/20/2026: Application discussed at 5B Public Meeting, but no voting allowed (agenda was not posted in a timely manner)

6/3/2026: Application discussed amongst Commissioners at Committee of the Whole meeting
6/10/2026: Commissioner Vizvary held an SMD meeting on the topic
6/17/2026: Case discussed at 5B Public Meeting

(timeline does not include all the emails over the course of six months)

Over the course of multiple Advisory Neighborhood Commission (ANC) public sessions and Committee of the Whole meetings, Commissioners identified several key points of concern and support regarding the application:

Commissioner Concerns:

- **Bedroom Scale:** The overall size, dimensions, and long-term habitability of the proposed bedrooms.
- **Density vs. Lot Size:** The high volume of projected occupants relative to the physical footprint and constraints of the lot.
- **Voucher Alignment:** Uncertainty regarding the actual, verified demand for six-bedroom family housing vouchers within the District.
- **Alley and Infrastructure Impact:** The capacity of the adjacent alley to handle increased usage, with specific concern regarding waste management, staging, and trash collection.
- **Neighborhood Precedent:** The potential for this project to set an unfavorable zoning or density precedent for the immediate residential block.

Not specific to this case: The Commission expresses profound concern regarding the systemic mismanagement within the DC Housing Authority (DCHA). Specifically, there is an urgent need for the agency to increase transparency regarding the current demand metrics of the Housing Choice Voucher Program (HCVP). Furthermore, DCHA must provide clearer oversight and public accountability concerning Housing Assistance Payments (HAP) distributed to corporate or multi-property private landlords operating within the District.

Commissioner Support:

- **Housing Production:** The project aligns with the District's goals to increase the overall housing supply in the neighborhood.
- **Affordability and Equity:** The development specifically targets and supports lower-income families who face a shortage of larger housing options.
- **Zoning Consistency:** The property is located in an area already zoned for multi-unit development, matching the existing fabric of the block, where half of the structures are already multi-unit buildings.
- **Applicant Engagement:** The applicant is a local neighborhood resident who has demonstrated a strong commitment to community collaboration and remains amenable to reasonable design changes requested by neighbors, the DZLU Committee, and Commissioners.

Neighbor feedback received on 1908 Irving St NE

(Note: these are opinions)

Arguments in Opposition to the Project

Opponents express strong concerns about the building's layout, management, and compatibility with the neighborhood. Their main points include:

- **Incompatibility with Neighborhood Character:** Placing a multi-occupant apartment building directly between single-family homes is inconsistent with the community's existing scale. Neighbors prefer to stabilize the area with single-family housing.
- **Inadequate Internal Living Conditions:** The proposed layout features very small communal living spaces relative to the number of bedrooms. Critics argue that "affordable housing" labels should not justify low-quality, overcrowded, or "prison-like/half-way house-like" living conditions.
- **Infrastructure and Environmental Strain:** Increased density will lead to traffic challenges, a loss of local green space, and a severe shortage of neighborhood parking. It could also lead to localized issues with trash and rodents, and a reduction in privacy for nearby residents.
- **Property Management and Financial Feasibility Concerns:** The applicant/owner has signaled potential financial obstacles—such as uncertainty about whether they can afford brick facing due to tariffs or snow removal services. This raises serious doubts about their ability to fund ongoing property upkeep, operations, and basic maintenance.
- **Negative Precedents and Safety:** Opponents fear this project will set a bad precedent for future high-density expansion on Irving Street. There is also a call to check police records for the area, with concerns regarding the types of transient tenants the building might attract and the safety of the immediate block.

Arguments in Support of the Project

Supporters view the development as a positive opportunity to address broader city needs and boost the local community. Their main points include:

- **Ideal Location for Density:** The property sits along a major thoroughfare (the Rhode Island Ave corridor) served by multiple bus lines and close to train stations, making it prime for higher density.
- **Economic and Neighborhood Benefits:** Adding dozens of new residents will increase local foot traffic, boost small businesses, and contribute to a more vibrant, walkable commercial corridor. It could also spur future streetscape, transit, and bike lane improvements.
- **Addressing the Housing Crisis:** The project adds much-needed housing capacity during a city-wide housing crisis, offering options for people currently priced out of smaller, more expensive apartments.

- **Meeting Market Demand for Shared Living:** While the layout features small communal spaces and many bedrooms, it addresses an unmet market demand among multi-generational families and groups of roommates (students and young professionals). Not all housing needs to cater to a single demographic or traditional single-family home structures.
 - **Avoiding Over-Regulation:** The ANC should not act like a "neighborhood HOA" by dictating subjective living standards or internal unit layouts; safety and living requirements are the responsibility of city inspectors.
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Handled after the March DZLU meeting:

- **Trash & Recycling (BZA04, BZA18, BZA19)**
 - Relocated trash away from the SRZ of the Heritage tree.
 - Proposed a larger Trash Area to accommodate both Trash and Recycling for the property.
 - Will be using the Accessible parking Isle for both the Occupants as well as a path to collect trash.
- **Parking (BZA04, BZA18, BZA19)**
 - Showing a total of 4 Parking Spaces
 - 3 Compact Parking
 - 1 Accessible Parking
- **Fence (BZA04, BZA18, BZA19)**
 - 6 ft high fence around the property line between 1906 & 1910 Irving St NE.
- **Bike Storage (BZA04, BZA06, BZA18)**
 - (4) Indoor Bike Storage located on the First Floor (BZA06)
 - (2) Outdoor Bike Parking via U-Bike Rack (BZA04, BZA18)