



**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.:	21440	Case Name:	Paul and Katherine Rosenbaum
Address or Square/Lot(s) of Property:	6117 32nd PL NW		
Relief Requested:	Variance- relief from side yard requirements of subtitle D-208.2 (relief from 8-ft setback)		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	03 / 23 / 2026	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	OANC website, anc3g.dc.gov website, Chevy Chase listserv, Chevy Chase Chatter; newsletters from Commissioners					
Number of members that constitutes a quorum:	4	Number of members present at the meeting:	6			

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 Commission noted that the applicant had letters of support from neighbors, including the neighbors immediately to the north, closest to the non-conforming setback. The Commission noted that the original application for a permit had clearly shown the non-conforming 5-foot setback and that DOB had not asked for a wall calculation at the time of permitting. The Commission noted that the non-conforming setback allowed less impact on the critical root zone of a heritage tree.

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*):

The Commission supports the applicants' request for a variance.

AUTHORIZATION

ANC	3	G	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:			Laura Phinizy, ANC Chair and Commissioner SMD-04		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Laura Phinizy, ANC Chair		
Signature of Chairperson/ Vice-Chairperson:				Date:	03/24/26

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. 21440
EXHIBIT NO. 33