



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.:	21490	Case Name:	829-827 Upshur Street NW
Address or Square/Lot(s) of Property:	827–829 Upshur Street NW (Square 3024, Lots 71 & 72)		
Relief Requested:	Special Exception from Minimum Parking Requirements Pursuant to Subtitle C, Section 703; Special Exception from Minimum Lot Occupancy Pursuant to Subtitle G, Section 5200.1.		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	09 / 01 / 26	Was proper notice given?:	Yes ☒ No ☐
Description of how notice was given:	ANC 4C website/agenda, Petworth neighborhood email group		

Number of members that constitutes a quorum:	4	Number of members present at the meeting:	6
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MATERIAL SUBSTANCE

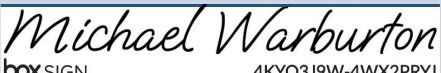
The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

ANC 4C had questions about trash disposal, parking for future residents, and impact of construction of local businesses, but ultimately felt applicants answers were satisfactory and did not hear significant concerns or negative comments from community members at the ANC 4C public meeting.

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 4C recommends the BZA grant the requested relief to this property.

AUTHORIZATION

ANC	4	C	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	4-1-1	
Name of the person authorized by the ANC to present the report:			Emily Winternitz		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Mike Warburton		
Signature of Chairperson/ Vice-Chairperson:		 box SIGN 4KY03J9W-4WX2PRVJ		Date:	Sep 22, 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
District of Columbia
CASE NO. 21490
EXHIBIT NO. 26

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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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

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