



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*):

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:		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.

ZONING COMMISSION
District of Columbia
CASE NO. 23-24
EXHIBIT NO. 33

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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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

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GOVERNMENT OF THE DISTRICT OF COLUMBIA ADVISORY NEIGHBORHOOD COMMISSION 5F

RESOLUTION IN SUPPORT OF ZC #23-24 ECKINGTON MEWS

Sponsor: Commissioner Bishop-Henchman

WHEREAS, on October 6, 2023, the applicant filed in ZC #23-24 seeking a consolidated PUD and related map amendment from RF-1 to RA-2 to construct 26 multi-bedroom residential units in for-sale rowhomes, at a maximum height of 34 feet and including 13 vehicle spaces, and including a proffer of affordable housing in the form of IZ units; and

WHEREAS, on October 16, 2023, the Zoning Commission notified ANC 5F and the 5F07 Commissioner and welcomed a written submission on the application; and

WHEREAS, on October 23, 2023, the Eckington Civic Association voted to support the application, praising the applicant's "efforts to responsibly expand the housing supply"; and

WHEREAS, on October 24, 2023, the applicant presented to the ANC 5F regular meeting and answered questions from commissioners and the community, on apartments vs. rowhouses, yards, garages, alleyway dumping, affordability, cameras, homeowners associations, MPD, lighting, street naming, alley closing, number of bedrooms, street frontage, pedestrian access, trash collection, roof, shadows, air conditioning units, fire hydrant access, traffic, bike racks, and other topics; and

WHEREAS, on January 29, 2024, the Office of Planning (OP) produced its setdown report, describing the application and identifying four areas for action (clarify brick details, possibility of solar panels, provide section drawings, and finalize IZ flexibility); and

WHEREAS, on March 26, 2024, and again on June 18, 2024, the applicant submitted transportation statements and made it available for input from all agencies including ANC 5F; and

WHEREAS, on May 22, 2024, the Zoning Commission gave notice that the project would be considered at its meeting on July 18, 2024, published that notice in the D.C. Register and mailed notice to all residents within 200 feet of the project, and specifically welcomed the submission of comments by ANC 5F; and

WHEREAS, on May 22, 2024, the Zoning Commission gave notice that the project would be considered at the ZC meeting on July 18, 2024, published that

notice in the D.C. Register and mailed notice to all residents within 200 feet of the project, and specifically welcomed the submission of comments by ANC 5F; and

WHEREAS, on May 24, 2024, the applicant spoke with the Office of Planning and the Department of Housing & Community Development, and on June 11, 2024 with the Department of Transportation, the Department of Parks & Recreation, the D.C. Fire & Emergency Medical Services Department, and DC Water, and at various points with ANC 5F commissioners;

WHEREAS, on June 28, 2024, as a result of these discussions, the applicant filed a supplemental report to set aside Townhouse 12 as IZ at 80% of median family income, and Townhouses 13 and 15 at 60% of median family income, and verified that it will offer all the IZ units for sale; and

WHEREAS, on July 5, 2024, the Office of Planning submitted an updated report recommending the approval of the application; and

WHEREAS, on July 8, 2024, the District Department of Transportation submitted a report stating no objection to the application so long as it incorporates the transportation statement submitted on June 18, 2024; and

WHEREAS, on July 8, 2024, the Office of the Attorney General submitted a report supporting the application, referring to its “significant affordable housing” and helping address the city’s affordable housing crisis, need for deeply affordable units (60% MFI), the need for affordable home-ownership units, the need for family-sized units; and

WHEREAS, as of July 15, 2024, five public comments have been submitted to the Zoning Commission on this application, all in support, and also on that date, the applicant presented again to ANC 5F;

THEREFORE, BE IT RESOLVED that ANC 5F supports the application in ZC #23-24 (Eckington Mews and alley closure) for the above-stated reasons and respectfully requests that the Zoning Commission give great weight to this determination; and

BE IT FURTHER RESOLVED that the sponsor of this resolution is directed to transmit a copy of this resolution to appropriate recipients and is authorized to represent himself as speaking on behalf of the 5F Commission in advocating for the aforementioned.

This resolution came before ANC 5F at a duly noticed public meeting on July 15, 2024.

ANC 5F is composed of 7 Commissioners, so that 4 Commissioners constitute a quorum.

With 7 Commissioners present, ANC 5F voted 5 Yea, 1 Nay, and 1 Abstain.

Attest:



Chair, ANC 5F



Secretary, ANC 5F