



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. 24-15
EXHIBIT NO. 94

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

CALLS ARE CONFIDENTIAL

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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



GOVERNMENT OF THE DISTRICT OF COLUMBIA ADVISORY NEIGHBORHOOD COMMISSION 5F

RESOLUTION SUPPORTING WITH CONDITION THE CONSOLIDATED PUD AND MAP AMENDMENT IN C 24-15 (901 MONROE ST NE)

ANC5F-26-032

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Joe Bishop-Henchman
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Kelly Rzendzian
5F07@anc.dc.gov

Sponsor: Commissioner Bishop-Henchman
Co-Sponsor: Commissioner Jones, Commissioner Sahni

WHEREAS, on November 11, 2024, the applicant 901 Monroe Street LLC filed [ZC 24-15](#) to request a consolidated Planned Unit Development and zoning modification (from MU-3A and R-2 to MU-5B), which would currently construct in place of underutilized and vacant land near the Brookland-CUA Metro Station a new multi-family residential building providing 233 residential units (with 15% reserved as Inclusionary Zoning and 5% (12) units being three-bedroom units, and a condition of widening the sidewalk on Monroe St NE; and

WHEREAS, ANC 5F hears community input on zoning matters within its jurisdiction, and while this project is located without ANC 5F our input is warranted given the project's proximity to ANC 5F (within one block), and the matter was discussed and public input requested at the ANC 5F Zoning & Development Committee meeting in November 2024, the ANC 5F Commission regular meeting in November 2024, and at the ANC 5F Commission regular meeting in December 2024 where the applicant presented and answered questions, and in November 2024 ANC 5F adopted ANC5F-25-117 requesting party status in this matter; and

WHEREAS, ANC 5F commissioners have observed and cooperated with ANC 5B as they reviewed the applications and secured improvements including more details on [the proposed PUD agreement](#);

THEREFORE, BE IT RESOLVED that ANC 5F supports with condition the relief requested in ZC 24-15 (901 Monroe St NE), said conditions being

- (1) secure further community input on final alley design, including pole locations, lighting, security barriers, cameras, pavement style, sidewalk design for pedestrian access, and relocation of street drop-off from Monroe to 9th St NE;
- (2) retain all proposed live-work units except for approximately 2,000 square feet of ground floor space on Monroe Street which shall be designated for retail use, and collaborate with the community to ensure the retail space's success, and only after extended and intensified efforts are not successful, the developer may revert the space to live-work or residential units;
- (3) conduct community engagement on the construction plan to minimize negative impacts to affected neighbors, using the 2012 version as a starting point

; and

BE IT FURTHER RESOLVED that ANC 5F respectfully requests that the Zoning Commission accord great weight to this support; and

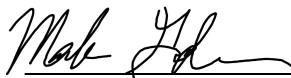
BE IT FURTHER RESOLVED that the sponsor of this resolution is directed to transmit a copy of this resolution to appropriate recipients and is authorized to represent themselves as speaking on behalf of the 5F Commission in advocating for the aforementioned.

This resolution came before ANC 5F at a duly noticed public meeting on June 17, 2025.

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

With 5 Commissioners present, ANC 5F voted 5 Yea, 0 Nay, and 0 Abstain.

Attest:



Mark Galvan

Chair, ANC 5F



Nicole Jones

Secr., ANC 5F