

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



ANC NOTICE OF FILING FOR RULEMAKINGS with an affected area

September 29, 2026

ANC 5A
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Valeria Sosa Garnica

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Timothy Thomas

Re: Z.C. Case No. 26-09 (Urban Atlantic Development, LLC – Text Amendment to Subtitle C, Section 302.2 & Subtitle A, Section 301.3 for Property Located @ Square 3977, Lot 134 (4801 Sargent Road, N.E.))

Dear ANC Chair & ANC/SMD Commissioner:

Pursuant to D.C. Official Code § 1-309.10(b), the Zoning Commission for the District of Columbia hereby gives you notice of the receipt of a petition from Urban Atlantic Development, LLC (the “Petitioner”) for approval of a text amendment to Subtitle C, Section 302.2 and Subtitle A, Section 301.13 of the Zoning Regulations pursuant to Subtitle X, Section 1300, and Subtitle Z, Section 305. The property located in the northeast quadrant of the District at 4801 Sargent Road, N.E., also known as Square 3977, Lot 134. Please note that this case was filed electronically through the Interactive Zoning Information System (“IZIS”). The Petitioner is also requesting the Commission to adopt the amendments on an emergency basis.

You can access and file your report for this case through IZIS at <https://app.dcoz.dc.gov>. Pursuant to Subtitle Z § 500.7, the ANC has the opportunity to file the attached Form 130 – ANC Setdown Report to provide feedback on whether or not the Zoning Commission should set down the case for public hearing. You have 40 days to file the ANC Setdown Form from the date the application was referred (Subtitle Z § 500.8).

You will also receive notice of the hearing date at least 40 calendar days in advance, excluding any days that fall in the month of August. If your ANC wishes to submit a written report in this case, the report must include all the information required by Subtitle Z § 505.1, which is included at the bottom of this letter. That information is also included in Form 129 – Advisory Neighborhood Commission (ANC) Report, which is attached for your convenience and is the preferred mechanism to complete your report. Any written report received prior to the date of a Commission meeting to consider final action will be given “great weight.”

Pursuant to D.C. Official Code § 1-309.10(d)(2), the Zoning Commission must wait 30 days, excluding Saturdays, Sundays, and holidays before it can make its decision on this petition. However, as a practical matter, the Commission cannot make a decision that soon, because it must first hold a public hearing and, for those cases that require proposed action to be taken, the National Capitol Planning Commission is thereafter given thirty days to review the application.

Great weight does not mean that the Zoning Commission must defer to an ANC's view, but instead requires acknowledgement of the ANC as the source of the recommendations and explicit reference to each of the ANC's issues and concerns. It is therefore important that the written report not only indicate whether the ANC supports or opposes the application, but that it also identify each issue and concern that led to the recommendation made.

If your ANC has not received a courtesy copy of the petition from the Petitioner, please notify us so we can assist you in obtaining a copy. If you have any questions, please do not hesitate to contact me at (202) 727-6311.

Sincerely,

Ella Ackerman for
Sharon S. Schellin
Secretary to the Zoning Commission
Attachment

Subtitle Z § 505.1

- 505.1 The Commission shall give "great weight" to the written report of the ANC(s), pursuant to § 3 of the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000, as amended, that is received at any time prior to the date of a Commission meeting to consider final action including any continuation thereof on the petition. All written reports shall contain the following:
- (a) The case name and number;
 - (b) The date the public meeting of the ANC to consider the petition occurred;
 - (c) A statement that proper notice of that public meeting was given by the ANC;
 - (d) The number of members of the ANC that constitute a quorum and the number of members present at the public meeting;
 - (e) The issues and concerns of the ANC about the petition, as related to the standards against which the petition shall be judged;
 - (f) The recommendation, if any, of the ANC as to the disposition of the petition;
 - (g) The outcome of the vote on the motion to adopt the report to the Commission;
 - (h) The name of the person who is authorized by the ANC to present the report;
and
 - (i) The signature of the ANC Chairperson or Vice-Chairperson.