



**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 §§ 3012.5 and 3115.1 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.:	19929	Case Name:	614 Otis LLC
Address or Square/Lot(s) of Property:	614 Otis Place N.W. (Square 3035, Lot 63)		
Relief Requested:	Special exception to construct a rear addition and convert an existing, attached principal dwelling unit into a three-unit apartment house in the RF-1 Zone		

**ANC MEETING INFORMATION**

Date of ANC Public Meeting:	0	9	/	0	1	/	1	9	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	ANC Web site, area listservs, etc.												
Number of members that constitutes a quorum:	7			Number of members present at the meeting:	12								

**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's primary concerns in this case are how the project will impact area parking and the architectural character of the surrounding neighborhood. In both of these areas, the applicant has proposed a project that will not have a significant negative impact on the surrounding neighborhood.

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*):

Advisory Neighborhood Commission 1A recommends approval of all areas of relief being requested. The applicant is meeting the off-street parking requirements and has proposed a design that does not degrade the overall character of the RF-1 Zone. Furthermore, the ANC applauds the applicant's efforts to engage the nearby neighbors, attend community meetings, and make adjustments to the plans based on feedback. While this application proposes a third-floor addition which changes the roof-line of the row, the applicant has received 19 signatures in support by nearby neighbors and has the support of the adjacent neighbor to the west. The applicant has proven to be accessible and responsive in their previous projects in the community, and the plans show an attempt to be architecturally sensitive to the greater community with their outcome.

**AUTHORIZATION**

ANC	1	A	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	12-0-0
Name of the person authorized by the ANC to present the report:	Kent C. Boese			
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Kent C. Boese			
Signature of Chairperson/ Vice-Chairperson:		Date:	1/13/19	

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO  
11 DCMR §§ 3012 AND 3115.

Pursuant to  
District of Columbia  
CASE NO. 19929  
EXHIBIT NO. 21