



**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.:	20290	Case Name:	Vitis Investments LLC
Address or Square/Lot(s) of Property:	421 T Street NW (Square 3090, Lot 804,805,807)		
Relief Requested:	Special exceptions residential conversion requirements, 35 ft height limitations, and variance from residential conversion requirements, to convert existing principal dwelling unit into 11 unit apartment house in the RF-1 Zone		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	0	4	/	0	6	/	2	0	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	On web Site - Listservs												
Number of members that constitutes a quorum:	6			Number of members present at the meeting:	11								

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 notes that the applicant amended the application for a height change and the addition of mix of IZ units at the request of commission and the community.

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*):

The ANC Commission supports the application of Vitis Investments LLC for special exceptions under the residential conversion requirements of subtitle u 320.2, from the 35 feet height limitations under subtitle 303.1, pursuant to e 303.3 subject to the special exception criteria of e 5203, and for variance from the residential conversion requirements of subtitle 320.3, to convert an existing detached principal dwelling unit to an 11 unit apartment house in the RF-1 zone at 421 T Street NW (Square 3090, Lot 804,805,807) The applicant has agreed to the IZ mix of 1 - 3 bedroom, 1 - 2 bedroom, and 2 - 1 bedroom units.

AUTHORIZATION

ANC	1	B	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	9 / 1 / 1
Name of the person authorized by the ANC to present the report:	Patrick Nelson / Dan Winston 1B ZPD Cmte Chair/Co-Chair			
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	James Turner - Chairperson ANC 1B			
Signature of Chairperson/ Vice-Chairperson:			Date:	6/10/2020

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
CASE NO. 20290
EXHIBIT NO. 17

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 bzsubmissions@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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