



**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 exception under the residential conversion requirements for addition and conversion to 7 units		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	0	5	/	1	1	/	2	0	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	Website and Listserv												
Number of members that constitutes a quorum:	10			Number of members present at the meeting:	9								

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 Anc has already weighed in on this development and continues to support the first plan that asked for one special exception and two variances, but note that we do not oppose the new plan. The original plan was good because it provided more affordable units (family size) than this current one does, and we all understand that affordable housing is desperately needed in all parts of the district. This ANC has been supportive of affordable housing in all corners of our neighborhood because it is vital that we continue to assist our neighbors in need.

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 supports the application of Vitis Investments LLC, pursuant to 11DCMR Subtitle X, Chapter 9, for a special exception under the residential conversion requirements of Subtitle U 320.2, to construct a rear addition and to convert an existing detached principal dwelling unit to a 7-unit apartment house in the RF-1 Zone at premises 421 T Street NW (Square 3090, Lot 804,805,807) Attached is a presentation from residents near the proposed pjt. Although not reviewed during the Nov mtg, it represents the residents overall opposition to the original & revised proposals as expressed at prior commission and sub committee meetings.

AUTHORIZATION

ANC	1	B	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	7-1-1
Name of the person authorized by the ANC to present the report:			Anita Norman Commissioner 1B01	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			James Turner Chairperson ANC 1B	
Signature of Chairperson/ Vice-Chairperson:			Date:	11/7/2020

James A. Turner

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
PURSUANT TO
CASE NO. 20290
EXHIBIT NO. 47

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.

If You See Something, Say Something Report Fraud, Waste, Abuse, and Mismanagement in the
Government of the District of Columbia to the Office of the Inspector General
717 14th Street, N.W., Suite 500 | Washington, D.C. 20005

CALLS ARE CONFIDENTIAL

Toll Free Hotline

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