



700 Pennsylvania Avenue SE
Ste. #2032
Washington, DC 20003
6B@anc.dc.gov

July 9, 2024

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Mr. Frederick Hill, Chairperson
Board of Zoning Adjustment
District of Columbia Office of Zoning
441 4th Street NW, Suite 200/210-S
Washington, DC 20001

VIA: Interactive Zoning Information System Filing - IZIS

RE: BZA 21144: 411 8th Street SE; To permit a fast-food establishment use in an existing, attached, two-story commercial building in the MU-4/CHC zone. (Square 16, Lot 902)

Dear Chairman Hill:

At a regularly scheduled, properly noticed, meeting on July 9th, 2024, with a quorum present, Advisory Neighborhood Commission (ANC) 6B voted (7-0-0) to support the applicant's above-referenced request. This letter supersedes our previous letter dated June 25, 2024.

ANC 6B's support for the requested fast-food and side setback special exceptions is conditioned on the BZA's incorporating in any order it may issue the conditions agreed to by the Applicant and Property Owner, on the one hand, and the residential and commercial neighbors on Square 902, on the other, as outlined in the revised list of proposed conditions (BZA Exhibit 40A) and incorporated Exhibits A-E.

ANC 6B also continues to support the relief requested regarding penthouse enclosures and setbacks as well as the waiver of public notice for these items. The items in question were added in response to neighbor concerns and are, therefore, part in parcel of our support of the conditions outlined in Exhibit 22B.

Finally, ANC 6B would like to commend the Applicant and Neighbors for the collaborative and good faith process they engaged in and for including the provisions not able to be included by the BZA in their order in a separate Memorandum of Agreement (MOA).

Please find attached a completed copy of Form 129.

Frank D'Andrea, Chair of ANC 6B's Planning and Zoning Committee, is authorized to represent ANC 6B in front of the Board on this matter.

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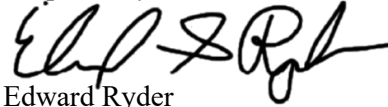
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Please contact Frank D'Andrea, Chair of ANC 6B's Planning and Zoning Committee at 6b04@anc.dc.gov if you have questions or need further information.

Respectfully,



Edward Ryder
Chair, ANC 6B

Cc:

Applicants:

PZ Committee Chair:

SMD Commissioner:

Zusin Development, LLC /Christopher S. Cohen

Frank D'Andrea, SMD 6B04

David Sobelsohn, SMD 6B03