

February 9, 2016

VIA IZIS

Chairperson Marnique Heath
D.C. Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: BZA Case No. 17600B – Pre-Hearing Submission

Dear Chairperson Heath and Members of the Board:

This letter serves as the Applicant's pre-hearing submission in the above-referenced case scheduled for a public hearing on February 23, 2016. The Applicant is requesting special exception approval of three fast food establishments in an existing mixed-use project.

Since filing the initial application, one of the proposed establishments, 350 Degrees, has decided to not open in the project. However, the Applicant requests an amendment to the application and seeks special exception approval for a future fast food establishment in the same retail space. The loading, trash, and other operations of any fast food establishment that would occupy that space will be same because it is part of the larger project. Because operations of any fast food establishment in that space are contained within the larger project, the potential impacts of such an establishment would be no different. Everything else about the application and the other two tenants will remain the same.

The Applicant is pleased to have the support of the Lamond Riggs Civic Association and the ANC. At a public meeting on February 4, 2016, ANC 4B voted to support the application.

Should you or your staff have any questions, please do not hesitate to contact us.

Sincerely,

John Epting

Cary Kadlecsek

Board of Zoning Adjustment
District of Columbia