



June 25, 2024

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6B@anc.dc.gov

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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 June 25th, 2024, with a quorum present, Advisory Neighborhood Commission (ANC) 6B voted (8-0-0) to support the applicant's above-referenced request.

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 BZA Exhibit 22B and incorporated Exhibits A-E.

Further ANC 6B supports 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.

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.

Please contact Frank D'Andrea, Chair of ANC 6B's Planning and Zoning Committee at [6b04@anc.dc.gov](mailto: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

*\*Please note that the ANC 6B mailing address has changed as of January 2023*

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21144  
EXHIBIT NO.35