



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

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July 9, 2024

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.

Board of Zoning Adjustment

District of Columbia

CASE NO. 21144

EXHIBIT NO. 42

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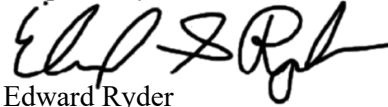
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Please contact Frank D'Andrea, Chair of ANC 6B's Planning and Zoning Committee at 6b04@anc.dc.gov if you have questions or need further information.

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



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 §§ 3012.5 and 3115.1 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.:		Case Name:	
Address or Square/Lot(s) of Property:			
Relief Requested:			

ANC MEETING INFORMATION


Date of ANC Public Meeting:	D	D	/	M	M	/	Y	Y	Was proper notice given?:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:													
Number of members that constitutes a quorum:								Number of members present at the meeting:					

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 recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

AUTHORIZATION

ANC		Recorded vote on the motion to adopt the report (i.e. 4-1-1):	
Name of the person authorized by the ANC to present the report:			
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			
Signature of Chairperson/ Vice-Chairperson:		Date:	

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.

INSTRUCTIONS

Pursuant to 11 DCMR §§ 3012.6 and 3115.2, the Zoning Commission and Board of Zoning Adjustment 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. Present this form and supporting documents to the Office of Zoning at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.
3. Submission deadlines are as follows:

For Zoning Commission:

- a. ANCs must file this form at least seven (7) calendar days in advance of the hearing, if they wish to participate in a contested case under § 3022.
- b. ANCs may file this form as long as the case record is open, if they wish to participate in a rulemaking case under § 3021.

For Board of Zoning Adjustment:

- a. ANCs must file this form at least seven (7) calendar days in advance of the hearing.



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.