SULLIVAN & BARROS, LLP
Real Estate | Zoning | Land Use | Litigation

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October 23, 2026

Via IZIS

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

Re: Proposed Conditions - BZA Case No. 21503 – 7800 Alaska Avenue, NW

Dear Members of the Board:

As requested, below are the proposed conditions for the above-referenced case:

1. **Hours**

The hours of operation of the fast-food establishment use shall not exceed 10:00 a.m. to 1:00 a.m. Sunday through Thursday and 10:00 a.m. to 2:00 a.m. on Fridays and Saturdays.

2. **Parking Lot**

Employees who drive to work shall park in the surface parking lot at the rear of the shopping center, in the area designated by the landlord, and not on Kalmia Road or other neighborhood streets. If the establishment loses access to the rear parking lot, including as a result of enforcement action by the Zoning Administrator, the Applicant shall, within 30 days of being notified thereof, file an application with the Board to modify this condition, with notice to ANC 4A.

3. **Supply Deliveries**

Supply deliveries shall occur no more than three times per week. Delivery vehicles shall be directed to park in the rear parking lot and not on Kalmia Road.

4. **Delivery Drivers**

On each third-party delivery platform that allows written pickup instructions, the Applicant shall instruct drivers to:

a. Park in the rear parking lot;

b. Not park or wait on Kalmia Road or other residential streets;

c. Not stop in travel lanes, on sidewalks, or across driveways.

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5. **Trash**

All trash and recycling shall be stored inside the premises in rat-proof containers and collected by a private hauler at least three times per week. Trash shall not be placed outside the premises except during collection. The establishment shall not use any exterior dumpster.

6. **Litter**

The Applicant shall pick up litter on the sidewalks adjacent to the premises at least twice daily.

7. **Pest Control**

The Applicant shall maintain a contract with a licensed pest control company for service at least once per month.

8. **Grease and odor**

The Applicant shall maintain a grease interceptor and kitchen hood and exhaust system, each serviced at least quarterly. Used cooking oil shall be stored inside and removed by a licensed recycler.

9. **Noise**

No speakers or amplified sound shall be permitted outside the premises.

10. **Security Cameras**

The Applicant shall install and maintain an exterior security camera covering the entrance.

11. **Community Contact**

Before opening, the Applicant shall give ANC 4A the name, phone number, and email of a designated community contact, and shall provide updated information within 10 days of any change.

Respectfully Submitted,

Martin P. Sullivan, Esq.

Martin P Sullivan

Sullivan & Barros, LLP

CERTIFICATE OF SERVICE

I hereby certify that on October 23, 2026, an electronic copy of this submission was served to the following:

D.C. Office of Planning
Philip Isaiah
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Advisory Neighborhood Commission 4A

ANC Office
4A@anc.dc.gov

Paula Edwards, Chairperson & SMD
4A01@anc.dc.gov

Advisory Neighborhood Commission 4B (located across the street)

ANC Office
4B@anc.dc.gov

Shamina Christian, Chairperson
4B02@anc.dc.gov

Douglas Payton, SMD
4B01@anc.dc.gov

Respectfully Submitted,

Sarah Harkcom
Sarah Harkcom, Case Manager
Sullivan & Barros, LLP