



March 5, 2024

**Eric J. DeBear**

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Frederick L. Hill, Chairperson  
Board of Zoning Adjustment  
441 4th Street, NW, Suite 200S  
Washington, D.C. 20010

**Re: BZA Case No. 21103  
Cover Letter with ANC 4B Resolution**

Dear Chairperson Hill,

Please find enclosed the resolution of Advisory Neighborhood Commission 4B (“ANC”) in support of the subject application. A copy of the ANC resolution is attached at Tab A. The ANC resolution was adopted in October 2023 in connection with a modification to a prior BZA approval under case number 19897C. The proposed 47-unit residential building (“Project”) at 71 Kennedy Street NW (“Property”) under the subject application is the same as was submitted in the modification under case number 19897C.<sup>1</sup> Accordingly, ANC Chair Brooks confirmed that the ANC’s resolution from October 2023 can be submitted for the subject application. A copy of correspondence with ANC Chair Brooks is enclosed at Tab B.

Thank you for your attention to this matter and we look forward to presenting the application to the Board at the hearing on April 24, 2024.

Sincerely,

COZEN O'CONNOR

Eric J. DeBear

<sup>1</sup> The modification under case number 19897C was dismissed because it was determined the underlying approval had expired. Therefore, the Applicant filed a new BZA case with the same proposed project.

**Certificate of Service**

I hereby certify that on this 5<sup>th</sup> day of March, 2024, a copy of this cover letter with attachments was served, via email, as follows:

District of Columbia Office of Planning  
1100 4<sup>th</sup> Street SW, Suite E650  
Washington, DC 20024  
[planning@dc.gov](mailto:planning@dc.gov)

Advisory Neighborhood Commission 4B  
c/o Alison Brooks, Chair and SMD 4B08  
[4B08@anc.dc.gov](mailto:4B08@anc.dc.gov)



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