



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.¹ 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

A handwritten signature in blue ink, appearing to read 'Eric J. DeBear', written over a horizontal line.
Eric J. DeBear

¹ 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 5th 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 4th Street SW, Suite E650
Washington, DC 20024
planning@dc.gov

Advisory Neighborhood Commission 4B
c/o Alison Brooks, Chair and SMD 4B08
4B08@anc.dc.gov


Eric J. DeBear