

Chairman Anthony Hood
District of Columbia Zoning Commission
441 4th Street, N.W., Suite 200S
Washington, DC 20001

Re: Z.C. Case No. 21-18 – Retail Tenants’ Withdrawal of Opposition

Dear Commissioners:

On April 20, 2022, the undersigned five businesses that are the tenants of the existing retail spaces at 4608-4616 14th Street, NW filed a request for party status in opposition to the proposed redevelopment of the buildings out of which we run our businesses.

We are happy to report that we have reached an agreement with the Dance Loft Ventures and Menkiti Group development team (the applicant under Z.C. Case No. 21-18), and we have directed our counsel to withdraw our request for party status. Our situation is a very positive example of the Dance Loft Ventures team working to find creative solutions to address potential impacts of the proposed development. We now support the application.

We wish to clarify for the Commission that the agreement reached between the five of us and the development team mitigates potential adverse impact from the project on our retail businesses and corrects potential inconsistency between the project and the Comprehensive Plan’s objectives as it concerns our small businesses.

We found the Dance Loft and Menkiti Group teams to be very cooperative work with. They listened to our concerns, compromised reasonably, worked in good faith to address our needs, and found creative ways to support our businesses. We are grateful that we have reached an agreement to allow this project to move forward and for our businesses to continue to be successful.

Finally, we note that there are two “petitions” in the record of this case, at Exhibits 426 and 677. We did not file those petitions. Although we are not connected with the petitions, we believe the concerns raised in the petitions have been addressed with respect to our businesses, and that the project does not create adverse impacts to our businesses that are not adequately mitigated by the agreement we have now reached with the Applicants.

Sincerely,

JUAN RIOS, on behalf of Catrachitos Restaurant



MARIA VILLATA, on behalf of Pica Taco Restaurant

Maria Villata

MOHAMMAD BAJWA, on behalf of Allstate Insurance

ANA DE LEON, on behalf of Golden Leon Shoe Repair

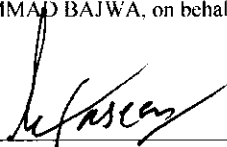
Ana De Leon

SUN CHANG, on behalf of 14th Snack Bar

Sun O. Chang

MARIA VILLATA, on behalf of Pica Taco Restaurant

MOHAMMAD BAJWA, on behalf of Allstate Insurance



ANA DE LEON, on behalf of Golden Leon Shoe Repair

SUN CHANG, on behalf of 14th Snack Bar
