

# Holland & Knight

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November 18, 2024

## **VIA IZIS**

Board of Zoning Adjustment  
of the District of Columbia  
441 4th Street, NW, Suite 210S  
Washington, DC 20001

**Re: BZA Case No. 21208  
2033 11th Street, NW (Square 332, Lot 807)  
Applicant's Prehearing Submission**

Dear Members of the Board:


On behalf of Beacon Communities, LLC, and Christian Tabernacle Church of God (together, the "Applicant"), enclosed please find the Applicant's Prehearing Submission filed pursuant to Subtitle Y § 300.15 of the Zoning Regulations for property located at 2033 11th Street, NW (Square 332, Lot 807) (the "Property").

As set forth in the attached Prehearing Statement, the Applicant requests special exception relief from the lot occupancy, open court width, loading, penthouse setback, and parking requirements of the Zoning Regulations, and an area variance from the garage ramp slope requirements of the Zoning Regulations. The previously requested special exception relief from the Green Area Ratio requirements of Subtitle K § 808.1 is hereby withdrawn.

We look forward to the Board's consideration of the application at the public hearing scheduled for December 18, 2024. Should you have any questions, please do not hesitate to have staff contact me.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By:   
Leila M. Jackson Batties

cc: Certificate of Service

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21208  
EXHIBIT NO.24

## **CERTIFICATE OF SERVICE**

I hereby certify that on November 18, 2024, a copy of the foregoing letter and the attached Prehearing Submission in support of BZA Case No. 21208 was served by electronic mail on the following at the addresses stated below.

### **D.C. Office of Planning**

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### **District Department of Transportation**

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### **Advisory Neighborhood Commission 1B**

ANC 1B

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