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January 2, 2026

VIA IZIS

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

**Re: BZA Case No. 21377: 4730 and 4750 Benning Road, SE (Square 5344, Lots 1 and 2)
Applicant's Prehearing Submission & Updated Architectural Plans**

Dear Members of the Board:

On behalf of Hampton East Owner LLC (the "Applicant"), the owner of the property that comprises a portion of Lots 1 and 2 in Square 5344 (the "Property"), we hereby submit the enclosed Prehearing Submission attached at **Exhibit A** and Updated Architectural Plans attached at **Exhibit B** pursuant to Subtitle Y §§ 300.15 and 300.16. This submission provides a summary of the application and updates the Board of Zoning Adjustment (the "Board") on developments since the Applicant filed its application on August 19, 2025, including outreach to the affected Advisory Neighborhood Commission ("ANC").

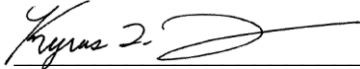
Based on the enclosed materials, as well as the case record, the Applicant respectfully requests that the Board grant the requested special exception relief pursuant to Subtitle U § 421 and Subtitle X § 901.2 to permit the construction of a new residential development in the RA-1 zone and an area variance pursuant to Subtitle X § 1000.1 from the lot frontage requirement of Subtitle C § 303.4, which requires a minimum street frontage of 30 feet for new lots to be used and occupied by an apartment house.

As indicated in the Certificate of Service below, a copy of this Prehearing Submission and Updated Architectural Plans is being served on ANC 7E, the Office of Planning, and the District Department of Transportation. The Applicant looks forward to presenting the application to the Board at the public hearing on February 4, 2026, and appreciates the Board's consideration on this request.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21377
EXHIBIT NO. 28

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Kyrus Lamont Freeman
Madeline Shay Williams

Enclosure

cc: Certificate of Service
Exhibit A: Prehearing Submission
Exhibit B: Updated Architectural Plans

Certificate of Service

I hereby certify that on January 2, 2026, a copy of the foregoing Prehearing Submission and Updated Architectural Plans was served by electronic mail on the following at the addresses stated below.

DC Office of Planning

Joel Lawson

joel.lawson@dc.gov

Maxine Brown-Roberts

maxine.brownroberts@dc.gov

District Department of Transportation

Erkin Ozberk

erkin.ozberk1@dc.gvo

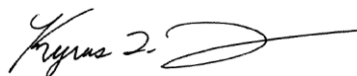
Advisory Neighborhood Commission 7E

7E@anc.dc.gov

Commissioner Natasha Dupee

ANC 7E Chair, SMD 7E04

7E04@anc.dc.gov



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