



February 16, 2026

VIA IZIS

Carl H. Blake, Chair
Board of Zoning Adjustment
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**Re: BZA Case No. 21428
Applicant's Prehearing Statement**

Chairperson Hill and Honorable Members of the Board:

This Prehearing Statement is submitted on behalf of the Daniel Alexander Payne Community Development Association (the "Applicant"), the non-profit community development arm of Metropolitan AME Church (the "Church"). The Church is the owner of the property located at 1518 M Street NW (Square 0197, Lot 86) (the "Property"). As part of this application, the Applicant seeks area variance and special exception relief in order to construct new apartment units to serve homeless veterans (the "Project").

Since filing the Application, the Applicant presented the Project and its application to ANC 2C (the "ANC") on two occasions. The Applicant first appeared before the ANC at its December 9, 2025 meeting to provide background information on the Project. The Applicant returned to the ANC on January 13, 2026 to request a vote in support of the subject application. The ANC voted unanimously in support of the Application, as evidenced by the ANC Report filed into the record at Exhibit 17.

Additionally, the Applicant submitted an application for concept review to the Historic Preservation Review Board ("HPRB"). At its December 2026 meeting, HPRB approved the concept review for the Project.

The Applicant looks forward to presenting the relief requested at the Board's March 16, 2026 hearing.

Sincerely,

COZEN O'CONNOR

Eric J. DeBear



Zachary R. Bradley

Certificate of Service

I hereby certify that on this 16th day of February, 2026, a copy of the foregoing Prehearing Statement was served, via email, on the following:

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Advisory Neighborhood Commission 2C
c/o Nancy Groth, SMD 2C02, Treasurer
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