



June 9, 2026

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VIA IZIS

Michelle Pourciau, Chairperson Appointee
DC Board of Zoning Adjustment
441 4th Street, NW,
Washington, DC 20001

**Re: BZA 21428 - Application of Daniel Alexander Payne CDC
Cover Letter Clarifying Relief with Motion to Accept Late Filing**

Chairperson Appointee Pourciau and Honorable Members of the Board:

On behalf of the Applicant, Daniel Alexander Payne Community Development Corporation (the “Applicant”), this filing seeks to clarify and correct the amount of rear yard relief requested in the above-referenced application. As part of the original application (Ex. 1-11), the Applicant requested area variance relief from the rear yard requirement of Subtitle I § 205.1. The Applicant’s prior filings correctly identified the type of relief requested; however, the required rear yard and the rear yard being provided were incorrectly calculated.

Based on the proposed building height of 109’11”, the required rear yard is 22 feet, 11 inches. A revised Self-Certification is attached at **Tab A**. The record previously stated that the required rear yard was 17.5 feet, a difference of approximately 5.5 feet. Coincidentally, the Project also provides a larger rear yard than previously stated. Since the rear of the Property abuts a 28-foot-wide public alley, the Project provides a rear yard of 14 feet. In prior filings, the Applicant references the provided rear yard as 12 feet.

Accordingly, the Project requires 8’11” of rear yard relief, rather than the 5.5 feet of relief previously stated in the record. See **Tab A**.

Since the filing is being made less than 24 hours prior to the Board’s hearing, the Applicant is enclosing a Motion to Accept a Late Filing. See **Tab B**. This late filing concerning the amount of rear yard relief does not prejudice any party to the application. The Project is not changing, including the dimensions of the proposed addition, the siting of the addition, or the type of relief requested. The Applicant continues to seek area variance relief from the rear yard requirement of Subtitle I § 205.1. The correction simply updates the amount of relief required based on the correct rear yard calculation and is intended to ensure a complete and accurate case record.

The correction also does not alter the Applicant's variance analysis. For the reasons already set forth in the record, the Property is affected by an exceptional confluence of conditions, including the existing historic church building, the limited area available for new construction, and the Applicant's programmatic need to provide permanent supportive housing for at-risk veterans. Strict application of the rear yard requirement would continue to create practical difficulty by further reducing an already constrained floorplate and undermining the feasibility of the Project. The requested relief will not cause substantial detriment to the public good or substantially impair the intent, purpose, or integrity of the zone plan.

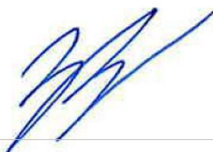
Finally, the Applicant is enclosing a revised power point presentation to update the rear yard calculations. See **Tab C**.

The Applicant respectfully requests that the Board accept the attached corrected materials into the record and evaluate the application based on the corrected rear yard relief amount of 8'11".

Sincerely,

COZEN O'CONNOR


By: Eric J. DeBear


By: Zachary Bradley

Certificate of Service

I hereby certify that on this 9th day of June, 2026, a copy of this Cover Letter with Motion to Accept Late Filing with attachments was served, via email, as follows:

District of Columbia Office of Planning
c/o Michael Jurkovich
1100 4th Street SW, Suite E650
Washington, DC 20024
Michael.Jurkovich@dc.gov

Advisory Neighborhood Commission 2C
c/o Nancy Groth SMD 2C02
2C02@anc.dc.gov


Eric J. DeBear

Tab A

FORM 135 – ZONING SELF-CERTIFICATION

Project Information	Address(es)	1518 M Street NW
	Square and Lot(s) <i>Note: Parcels start with "PAR"</i>	Square 0197, Lot 86
	Zone District(s)	D-6
	ANC Single Member District(s)	2C02

Certification <i>Select relief requested</i>	The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter (include all relevant section citations, e.g. "E-210.1 and E-5201"):	
	☒	Special Exception X § 901.2
	Zoning Regulations Section(s) Subtitle C, § 1502.1(c)(pursuant to Subtitle C, § 1506.1) and Subtitle C, § 802.1 (pursuant to Subtitle C, § 807.2)	
	☒	Area Variance X § 1002.1(a)
Zoning Regulations Section(s) Subtitle I, § 205.1(pursuant to Subtitle X § 1002.1)		
☐	Use Variance X § 1002.1(b)	
Zoning Regulations Section(s)		

Pursuant to 11 DCMR Y § 300.6(b), the undersigned agent certifies that:

1. The agent is duly licensed to practice law or architecture in the District of Columbia;
2. The agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
3. The applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

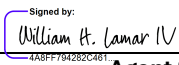
The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Buildings harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22-2405)

Owner Name (Print)	Owner Signature	
William H. Lamar, IV		
Agent Name (Print)	Agent Signature	DC Bar No. or Architect Registration No.
Eric DeBear		1016909
Date:	June 9, 2026	

NOTES AND COMPUTATIONS

All fields should be filled in completely, insert “N/A” where not applicable

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Deviation/ Percentage
Lot Area (sq. ft.)					
Lot Width (ft. to the tenth)					
Lot Occupancy (building area/lot area)					
Gross Floor Area (sq. ft.)					
Floor Area Ratio (FAR) (floor area/lot area)					
Principal Building Height (stories) <u>Check boxes applicable to proposed project below:</u> Basement Penthouse Cellar Rooftop Structure None					
Principal Building Height (ft. to the tenth)					
Accessory Building Height (stories)					
Accessory Building Height (ft. to the tenth)					
Front Yard (ft. to the tenth)					
Rear Yard (ft. to the tenth)					
Distance Beyond Rear Wall of Adjoining Buildings (R/RF zones) (ft. to the tenth)					
Side Yard (ft. to the tenth)					
Open Court (width by depth in ft.)					
Closed Court (width by depth in ft.)					
Vehicle Parking Spaces (#)					
Bicycle Parking Spaces (#)					
Loading Berths (# and size in ft.)					
Pervious Surface (%)					
Principal Dwelling Units (#)					
Accessory Dwelling Units (#)					
Solar Shading of Abutting Properties (R/RF zones) (%)					
Other:					
Other:					

Tab B

Tab C

BEFORE THE D.C. BOARD OF ZONING ADJUSTMENT

1518 Residences at Metropolitan AME Church

Case No. 21428

1518 M Street NW · Square 0197, Lot 86 · D-6 Zone

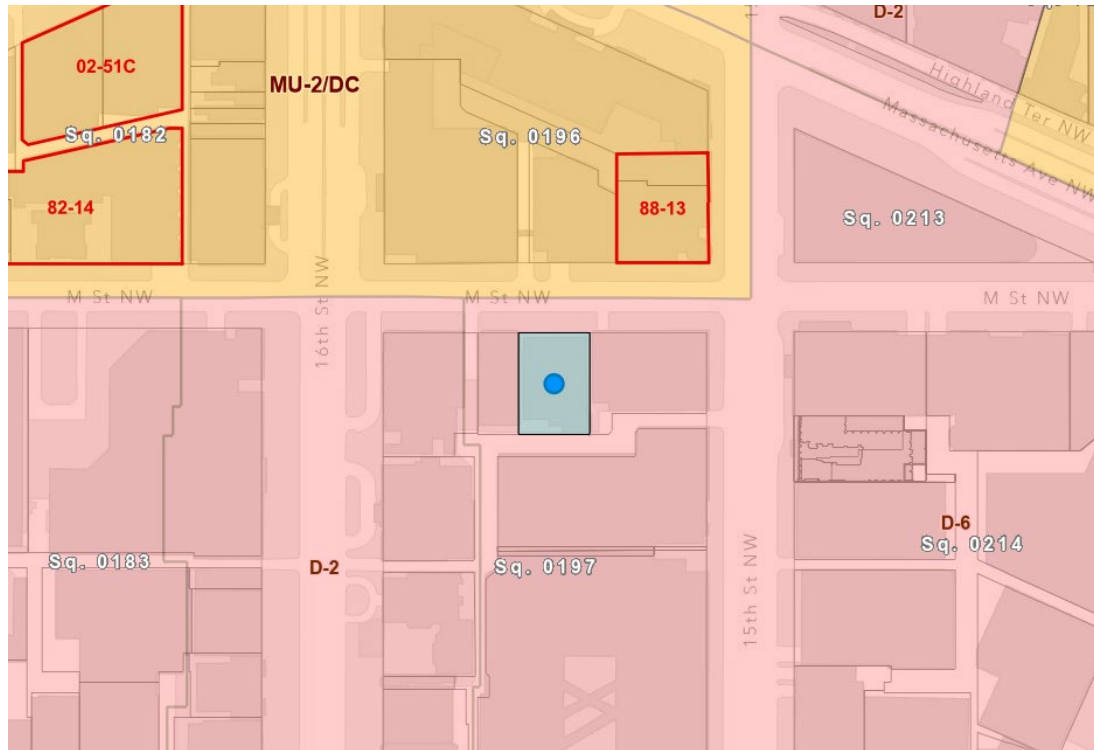
HEARING DATE June 10, 2026

PRESENTED BY Eric DeBear · Cozen O'Connor



PROPOSED ADDITION BEHIND THE CHURCH

Zoning Map



SUBJECT PROPERTY — SQUARE 0197, LOT 86 (D-6 ZONE)

D-6

High-density downtown zone

- Mid-block on M Street NW, between 15th and 16th Streets NW
- Bordered by D-6, MU-2/DC, and D-2 zones
- Surrounded by 11–12 story downtown buildings
- Transit-rich, highly walkable location (Walk Score 98)

Existing Conditions



METROPOLITAN AME CHURCH — LANDMARK (1886)



AERIAL VIEW — 1518 M STREET NW

Landmarked sanctuary

The 30,000 sf gothic-revival church (1886) is a designated historic landmark occupying most of the lot.

Constrained buildable area

Only a shallow, narrow area remains at the rear, fronting a 28-ft public alley.

■ THE CHURCH

Metropolitan AME Church

One of the oldest historically Black congregations in Washington, DC that has been a sacred witness committed to worship, liberation, and service to the most vulnerable for nearly 190 years .

■ WHY HOUSING FOR VETERANS

- D.C.'s population of unhoused military veterans is growing, and they face steep barriers to housing including mental health, affordability, and trauma.
- Permanent, dignified housing reflects the Church's mission to empower the marginalized and restore dignity — to “care for the least of these.”
- Metropolitan has always reached beyond its sanctuary walls to meet the community's social, spiritual, and material needs.
- Using church-owned land advances the District's goals: affordable housing, reduced number of unhoused veterans, and new downtown housing.



“To care for the least of these.”

The gospel imperative guiding the Church's mission

■ THE APPLICANT

Daniel Alexander Payne Community Development Corporation

Metropolitan AME's community development arm since 1998, operating as a separate nonprofit organization.

DAPCDC's mission is to strengthen communities through education, economic empowerment, community development, and service initiatives. Over the years it has sponsored a broad range of community-serving programs, including those listed on the right.

Metropolitan owns the property associated with the proposed development site, while DAPCDC has served as the lead entity for project exploration and pre-development activities. This partnership reflects the shared commitment of both organizations to balancing mission impact with responsible stewardship.

In this capacity, the CDC is authorized to act on behalf of the Church in connection with this zoning application.

COMMUNITY-SERVING PROGRAMS

- **Financial & Economic Empowerment**
Building wealth and economic stability
- **Visual & Literary Arts**
Cultural and creative programming
- **Public Affairs & Civic Engagement**
Promoting civic participation and economic justice
- **Health & Wellness**
Improving access to care
- **Youth STEM Education**
Expanding opportunity in science and technology

■ THE PROJECT

Project Overview

The 1518 Residences at Metropolitan is a proposed development to create 27 permanent supportive housing units for formerly unhoused veterans on church-owned property behind Metropolitan AME Church.

The 1518 Residences at Metropolitan represents the most significant real estate development effort undertaken by DAPCDC and reflects the organization's commitment to addressing community challenges through innovative and mission-centered approaches. The proposed building would be a 12-story residential structure of 17,393 square feet, designed to provide safe, stable housing along with access to supportive services that help veterans maintain long-term housing stability. The project is currently in the pre-development phase, during which the Church and DAPCDC are evaluating the project's feasibility, risks, governance implications, and alignment with the Church's mission and stewardship responsibilities.

27

APARTMENT UNITS

17,393

SF OF NEW GFA

109 ft

BUILDING HEIGHT

12

STORIES



PROPOSED RESIDENCE — STREET VIEW

■ COMMUNITY & AGENCY OUTREACH

ANC 2C

VOTED UNANIMOUSLY IN SUPPORT

Presented for background on Dec. 9, 2025, and for a vote on Jan. 13, 2026. The ANC voted unanimously in support. Exhibit 17, FILED.

Office of Planning (OP)

SUPPORTS ALL THREE AREAS OF RELIEF

OP filed its report recommending approval of all three areas of relief. Exhibit 24, filed May 29, 2026.

HPRB

CONCEPT REVIEW APPROVED

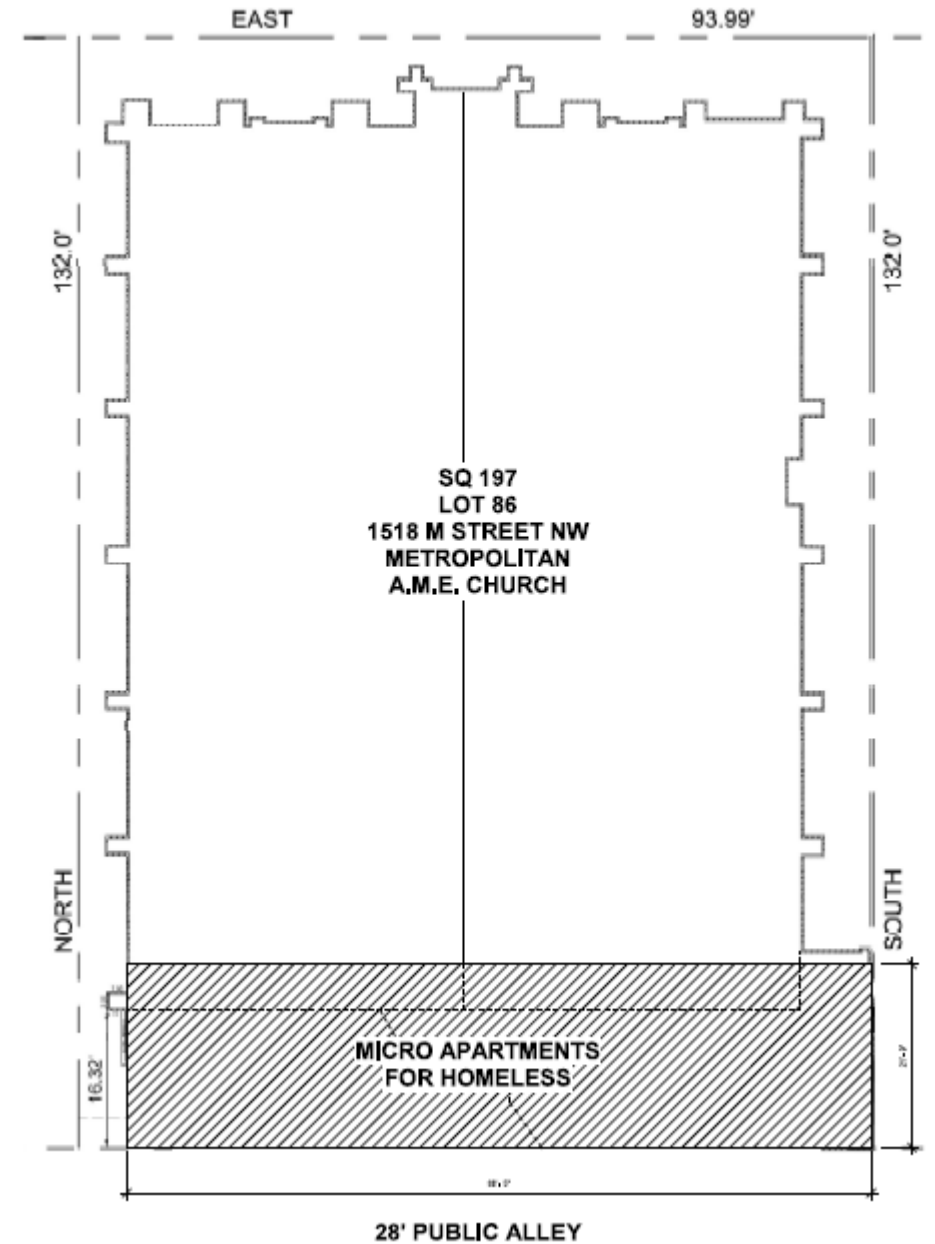
The Historic Preservation Review Board approved concept review for the Project at its December 2025 meeting.

DDOT

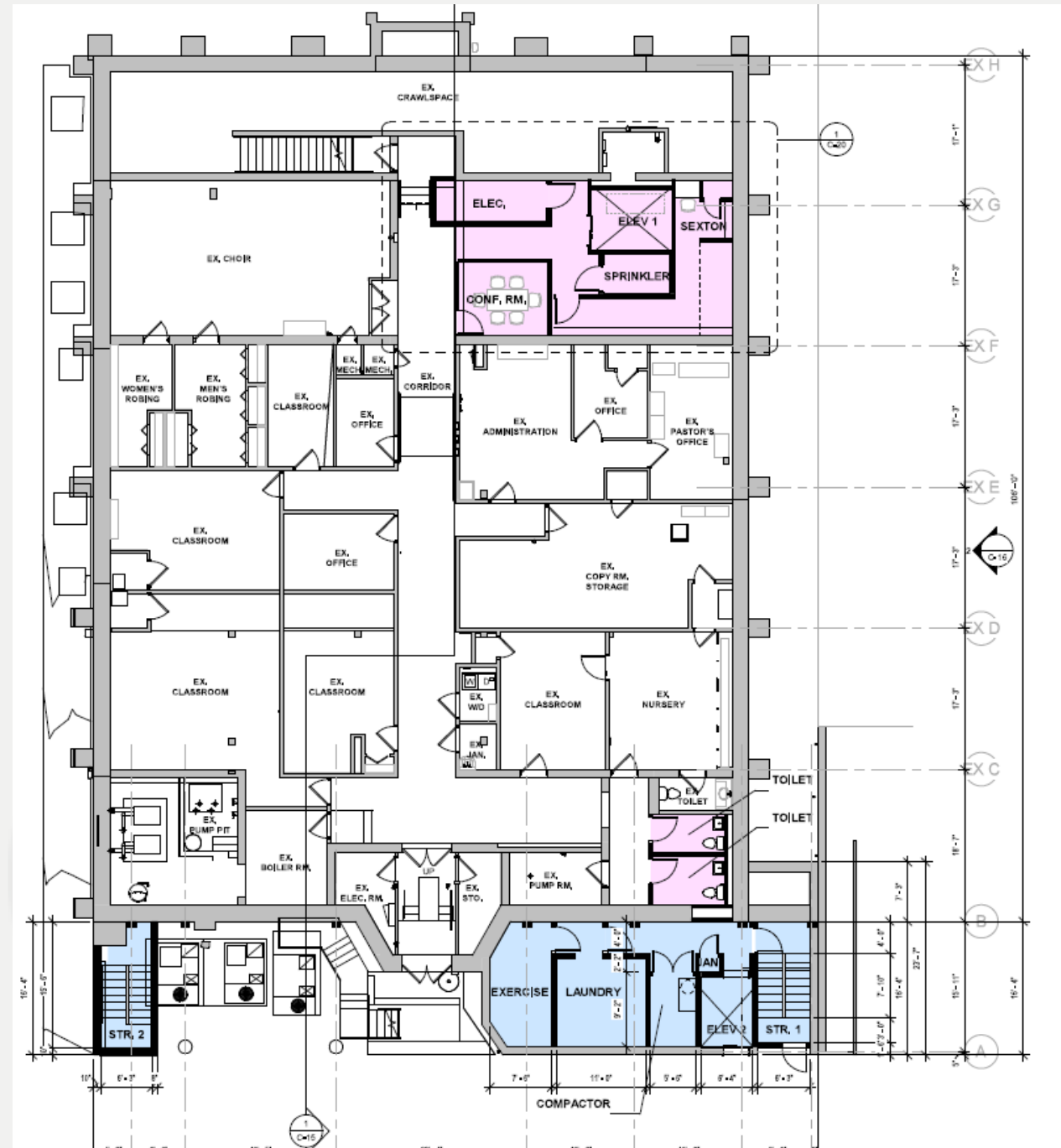
No Objection

DDOT filed its report on June 3rd, 2026. The Applicant agrees to DDOT's condition to add a fourth short-term bicycle parking space. Exhibit 25.

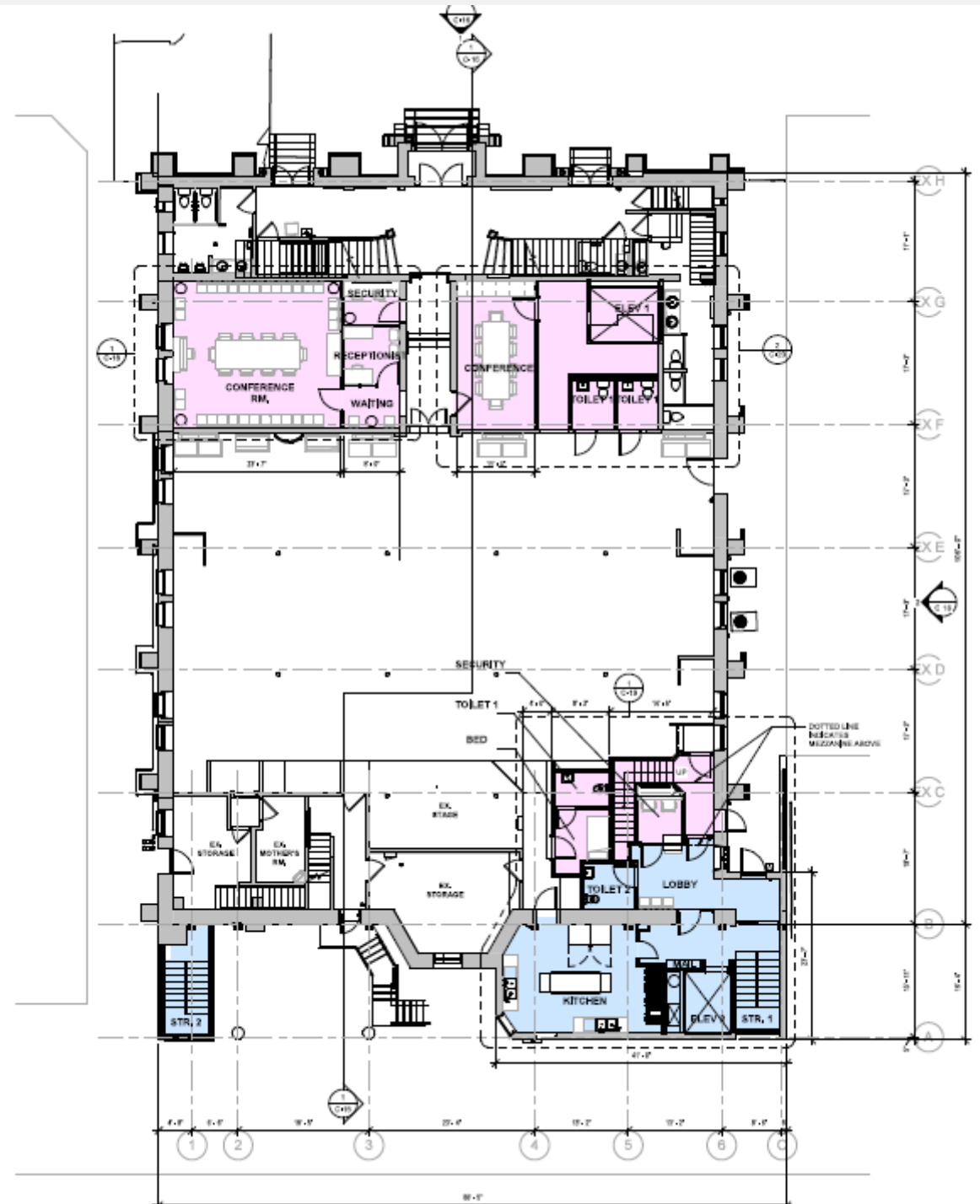
Site Plan



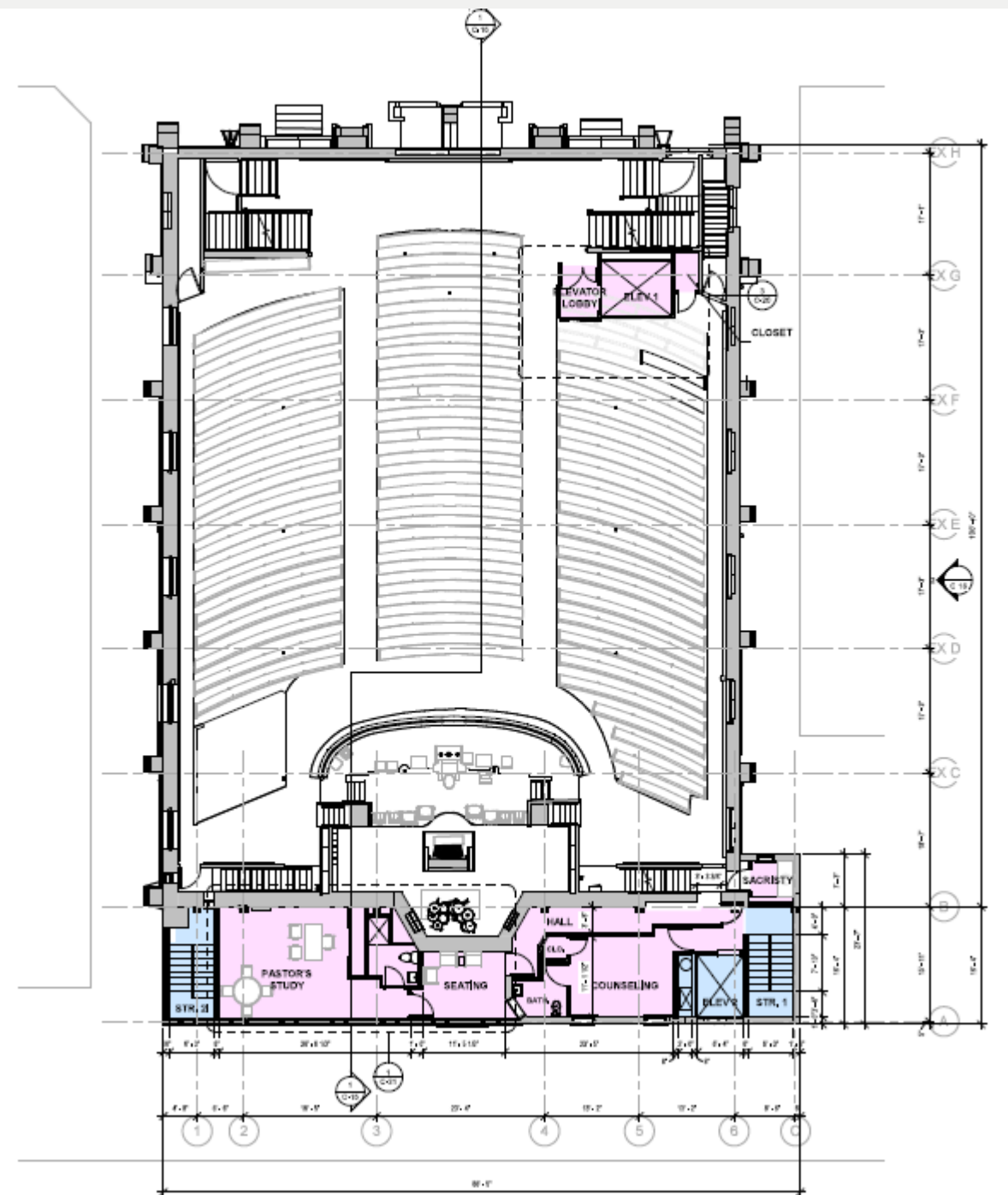
Basement Floor Plan



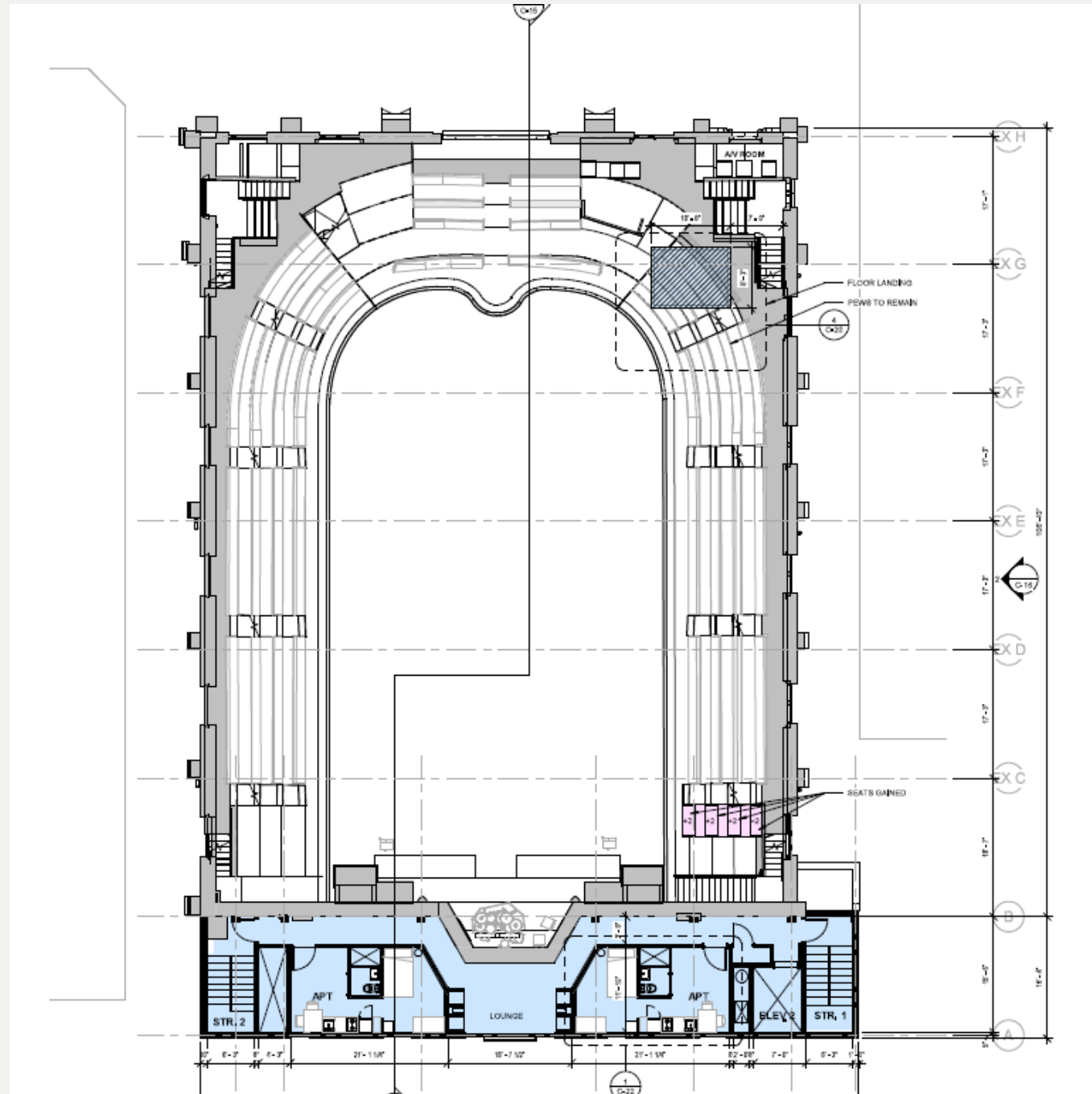
First Floor Plan



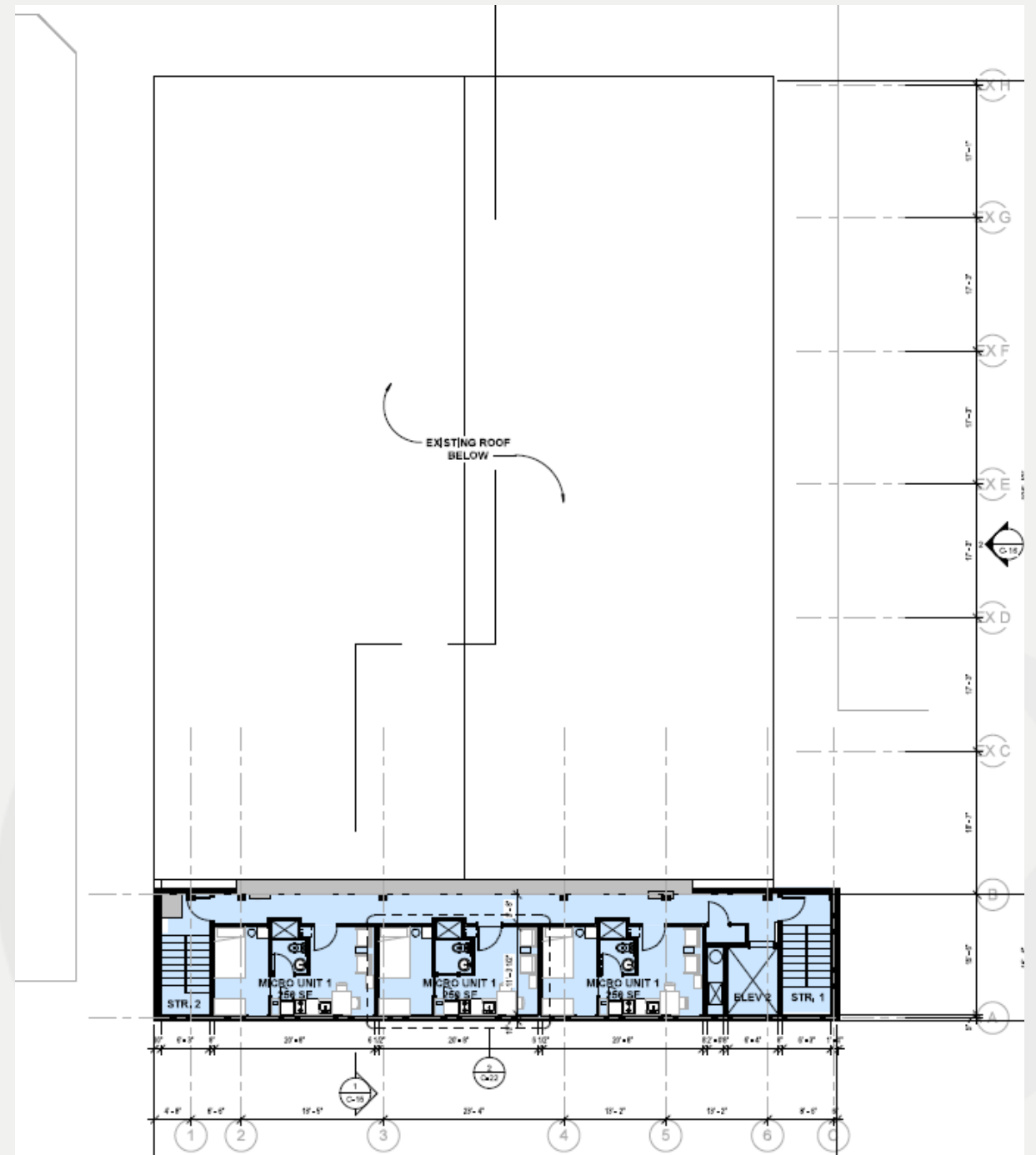
Second Floor - Sanctuary Level



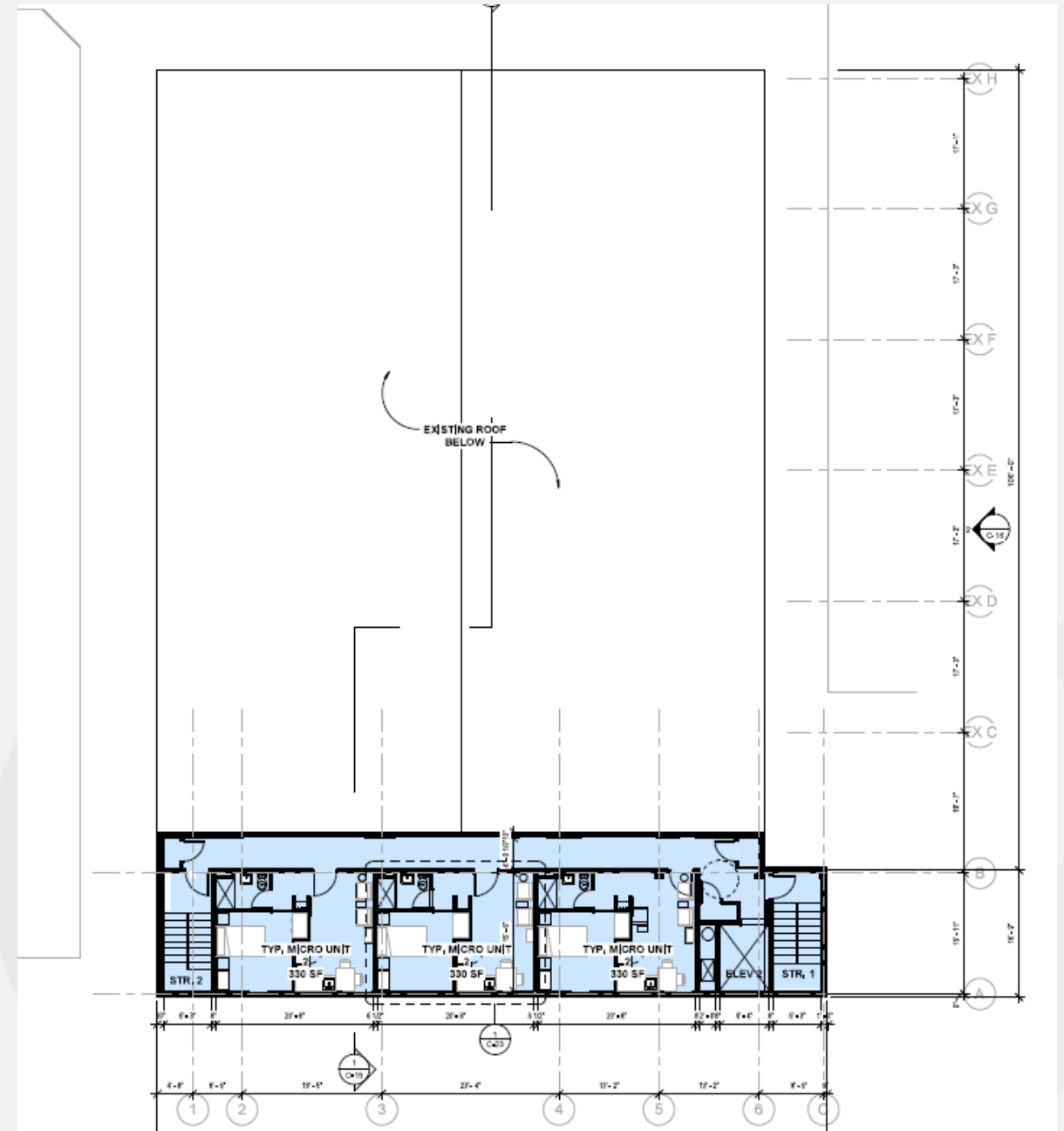
Floors 3-5 Typical Residential



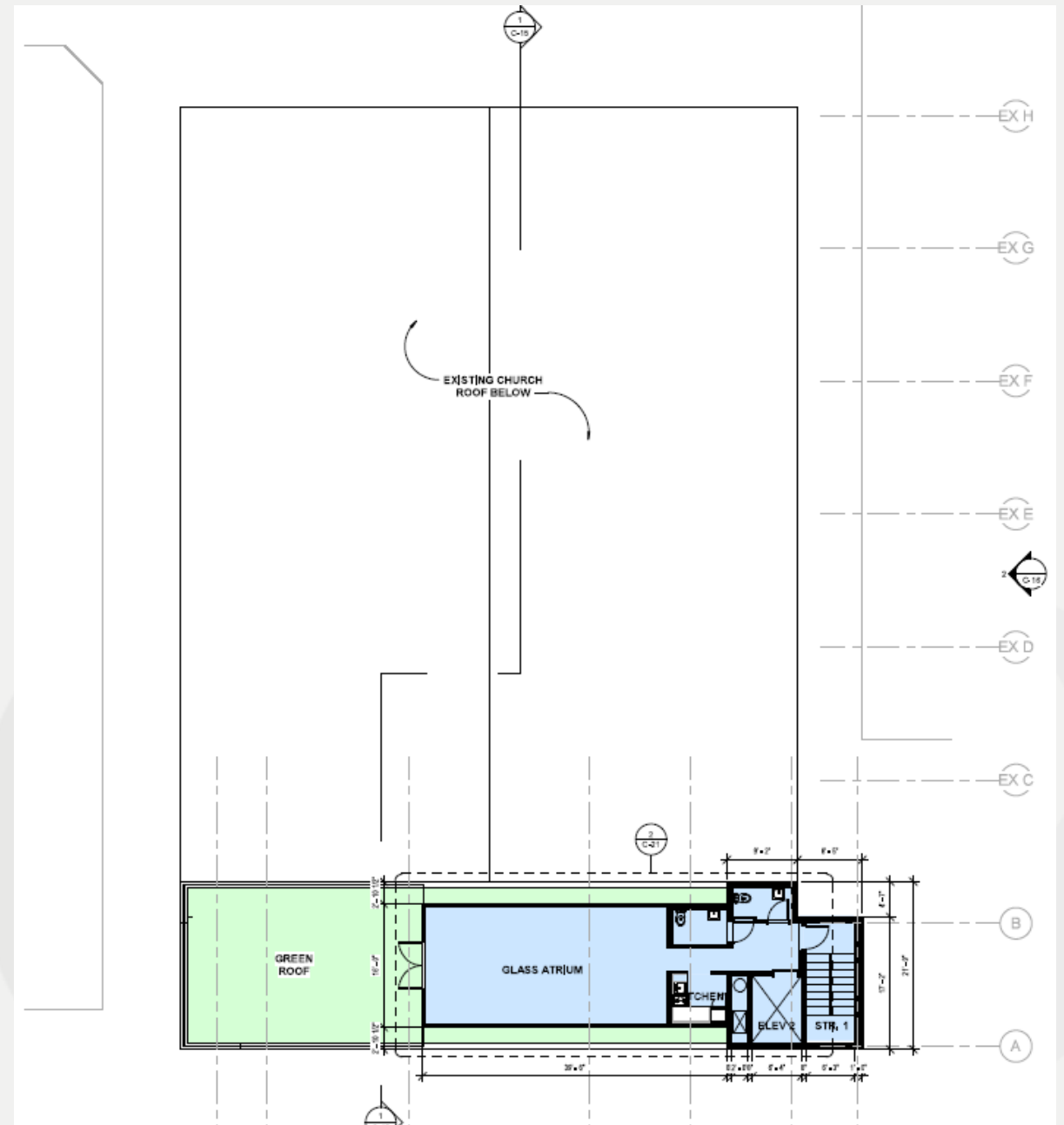
Floors 6–9 Typical Residential



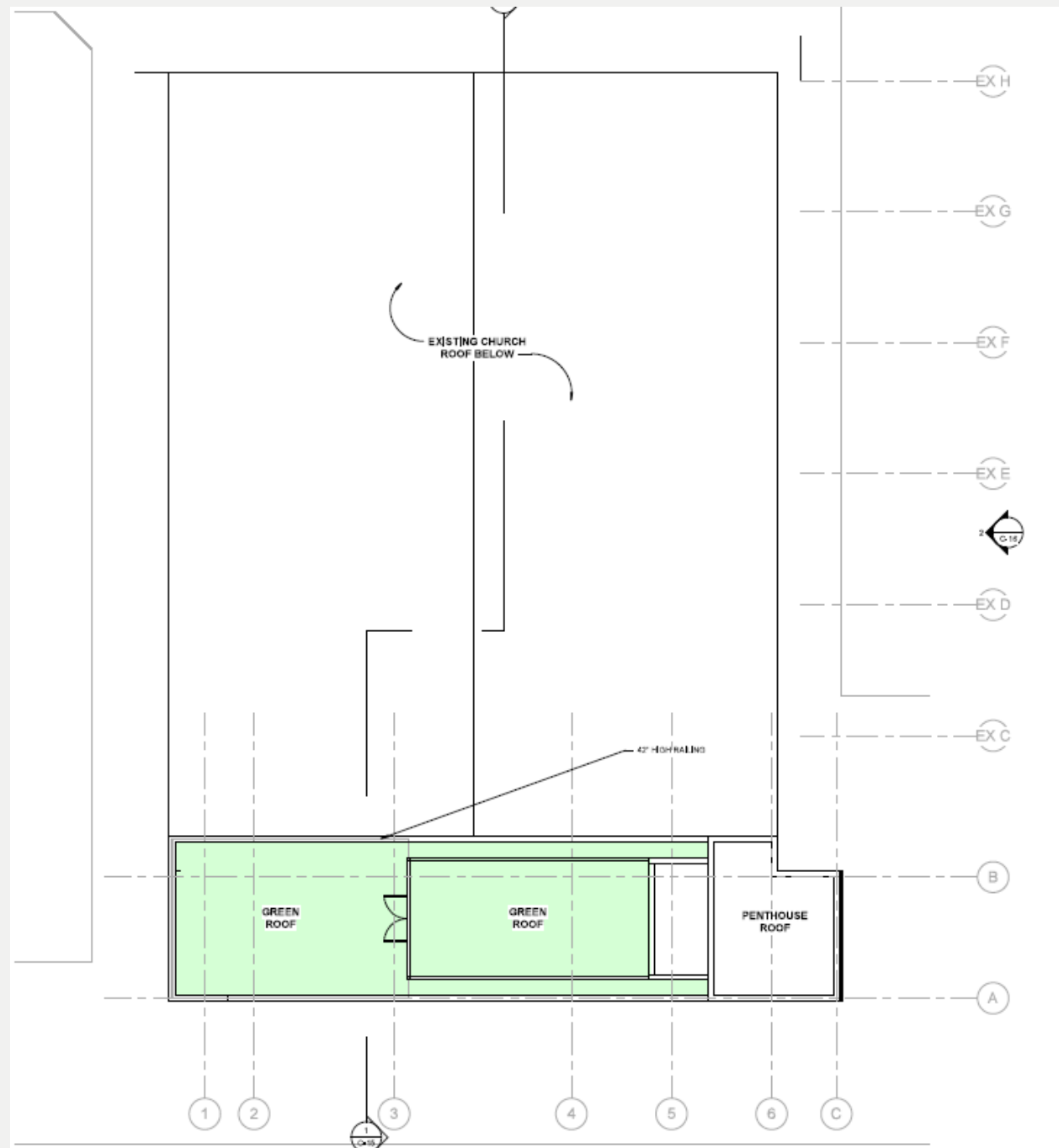
Floors 10–12 Typical Residential



Penthouse Floor Plan



Roof Plan



Proposed Residence Renderings



REAR ADDITION — STREETScape CONTEXT



ADDITION BEHIND THE LANDMARKED CHURCH

SUMMARY

Relief Requested

AREA VARIANCE

Rear Yard

Subtitle I § 205.1

22'11"

REQUIRED

14'

PROVIDED (TO ALLEY CL)

8' 11"

RELIEF

SPECIAL EXCEPTION

Penthouse Setbacks

Subtitle C §§ 1502.1(c), 1506.1

16 ft

REQUIRED (1:1)

0 ft

PROVIDED

16 ft

RELIEF

SPECIAL EXCEPTION

Long-Term Bicycle Parking

Subtitle C § 807.2

9

REQUIRED (1 PER 3 UNITS)

0

PROVIDED (4 SHORT-TERM)

9

RELIEF

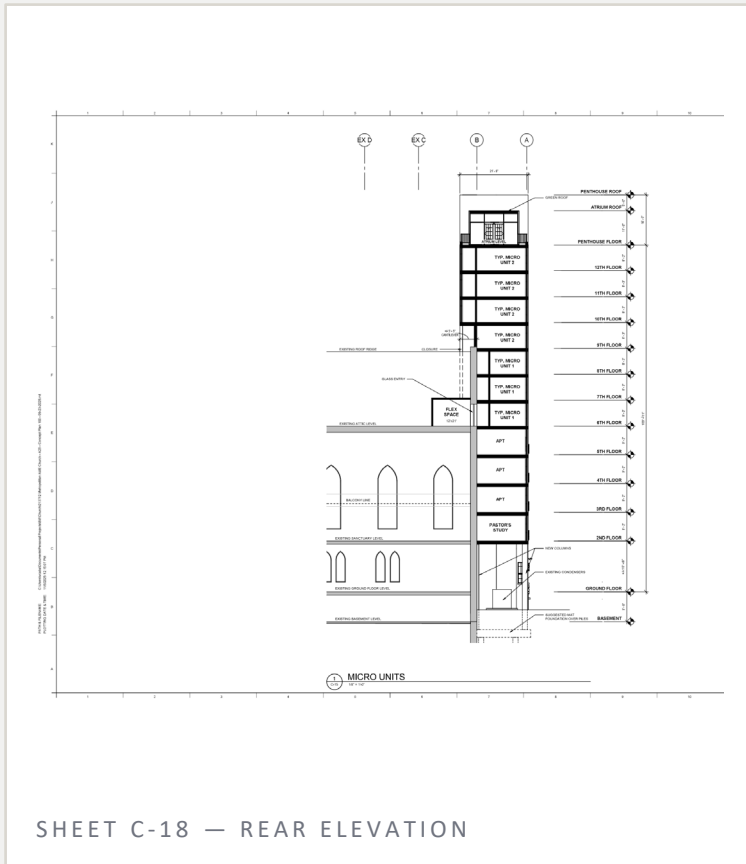
Variance Standard

Under 11-X DCMR § 1002.1, the Board may grant area-variance relief where the applicant demonstrates all three:

- 1 The Property is affected by an extraordinary or exceptional situation or condition;
- 2 Strict application of the Zoning Regulations would result in a practical difficulty to the applicant; and
- 3 The relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zoning regulations and map.

A more flexible standard applies. As a public-service project, the Board may apply a more flexible standard in weighing the variance. *Neighbors for Responsive Gov't v. D.C. BZA*, 195 A.3d 35, 56 (D.C. 2018); *Monaco v. D.C. BZA*, 407 A.2d 1091, 1097 (1979).

Rear Yard Relief — Required Findings



1

Exceptional situation or condition

A landmarked historic church occupies most of the lot, leaving an unusually shallow, narrow buildable area for any new construction — in a high-density downtown zone.

2

Strict application imposes practical difficulty

Compliance with the full rear-yard requirement would shrink the already narrow footprint, eliminate inhabitable units, and render the project infeasible.

3

No detriment / no impairment of the Zone Plan

The relief supports high-density residential use in the D-6 zone, aligns with the District's downtown-housing policy, mirrors relief otherwise available by special exception, and is consistent with recent BZA precedent for constrained historic sites.

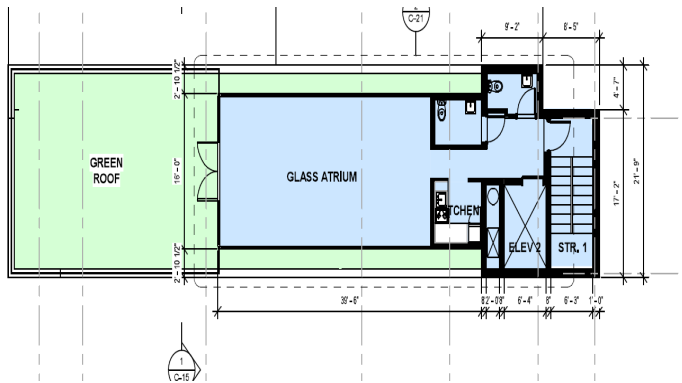
Special Exception Standard

Under Subtitle X § 901.2, the Board must find that the requested relief:

- 1** Is in harmony with the general purpose and intent of the Zoning Regulations and Maps;
- 2** Will not tend to adversely affect the use of neighboring property; and
- 3** Complies with the special conditions specified in the Zoning Regulations for the relief.

Relief meeting these conditions is presumed appropriate and compatible — once the applicant meets its burden, the Board must ordinarily grant the application.

Penthouse Setback — Required Findings



SHEET C-13 — PENTHOUSE FLOOR PLAN

- 1 Harmony with zoning purpose and intent**

The relief enables a high-density residential project on a constrained historic site — including an atrium needed for supportive-housing programming — without increasing height, bulk, or visible massing beyond what the zone anticipates.
- 2 No adverse impact on surrounding properties**

The penthouse sits at the rear, is not visible from M Street, and is surrounded by tall downtown office buildings — no material impact to light, air, or privacy.
- 3 Meets special conditions (Subtitle C § 1506.1)**

A 1:1 setback would limit the penthouse to ~7 ft — insufficient for code-compliant mechanical space. The proposed height is the shortest feasible configuration for required life-safety, elevator, and resident-service functions.

Bike Parking Relief — Required Findings

1

Harmony with zoning purpose and intent

The relief lets limited building area serve housing and supportive services rather than unused parking — supporting high-density residential use in a transit-rich D-6 zone.

2

No adverse impact on surrounding properties

Residents are predominantly older veterans unlikely to use bicycles. Given the downtown location, extensive transit access, and the short-term spaces provided, the absence of long-term parking has no adverse effect.

3

Meets special conditions (Subtitle C § 807.3)

The relief is limited to what the site's physical constraints and the minimal demand of the resident population require, while retaining short-term bicycle parking — including a fourth short-term space added per DDOT's condition.



Questions?

The Applicant respectfully requests that the Board grant the requested variance and special-exception relief.