

# Holland & Knight

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May 11, 2026

## **VIA IZIS**

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

**Re: BZA Case No. 21451  
O'Rayon McKnight | 133 Galveston Place, S.W. (Sq. 6239, Lot 89)  
Applicant's Prehearing Submission**

Dear Members of the Board:


On behalf of O'Rayon McKnight (the "Applicant"), enclosed please find the Applicant's Prehearing Statement and supporting exhibits (together, the "Prehearing Submission") filed pursuant to Subtitle §§ Y 300.15 and 300.16 of the Zoning Regulations, and no later than thirty (30) days before the public hearing. The undersigned was authorized to represent the Applicant by authorization letter dated April 7, 2026. *See Ex. [16](#).*

In this case, the Applicant seeks the Board's approval of use variances from (i) the matter-of-right uses of Subtitle U § 201.1, and (ii) the nonconforming use requirements of Subtitle C § 204.4 (both pursuant to Subtitle X § 1002), to permit conversion of an existing, semi-detached, two-story plus basement flat to a four-unit apartment house in the R-2 Zone.

We look forward to the Board's consideration of this application at the public hearing scheduled for June 10, 2026.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By:   
Kyrus L. Freeman  
Christopher S. Cohen

cc: Certificate of Service

Encl.

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21451  
EXHIBIT NO. 18

**Certificate of Service**

We hereby certify that on May 11, 2026, a copy of the foregoing correspondence and Prehearing Submission in support of BZA Case No. 21451 was served by electronic mail on the following recipient at the addresses listed below.

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By:   
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*Authorized Counsel for Applicant*