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June 29, 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. 21474: 1459 Columbia Road, NW (Square 2672, Lot 718)
Applicant's Prehearing Statement**

Dear Members of the Board:

On behalf of Emory United Methodist Church (the “**Applicant**”), the owner of the property located at 1459 Columbia Road, NW (Square 2672, Lot 718) (the “**Property**”), we hereby submit this Prehearing Statement pursuant to Subtitle Y §§ 300.15 and 300.16 of the Zoning Regulations in support of this application requesting an area variance pursuant to Subtitle X § 1000.1 from the rear yard requirement of Subtitle F § 207.1 to construct as an addition, a new multiple dwelling building consisting of 87 units (the “**Project**”).

The Prehearing Statement supplements the Applicant's Preliminary Statement in Support included as Exhibit 3 in the record of this case. This submission confirms full compliance with the Inclusionary Zoning Plus (“IZ+”) affordable housing requirements for the Project and provides the Board of Zoning Adjustment (the “Board”) with a comprehensive update on the Applicant's community outreach efforts, which have garnered neighborhood support.

I. IZ+ Affordable Housing Requirement

The Property was approved for a Zoning Map Amendment, which rezoned the Property from the RA-2 to the RA-4 zone, pursuant to Z.C. Order No. 24-14. As such, the Project is subject to IZ+ requirements.

The RA-2 zone permitted a base of 1.8 FAR. The current RA-4 zone permits a base of 3.5 FAR and 4.2 FAR for projects subject to IZ. This represents an increase of 133%, which is more than 80% and thus triggers a required set-aside of 20% as set forth in Subtitle C § 1003.3. Pursuant to Subtitle C § 1003.5 (a), for the purposes of calculating IZ, “Residential gross floor area” shall be the entire residential floor area including, but not limited to: (1) Dwelling units located in cellar

Board of Zoning Adjustment
District of Columbia
CASE NO. 21474
EXHIBIT NO. 26

space; (2) Enclosed building projections that extend into public space; and (3) Increases in FAR authorized by variances granted by the Board of Zoning Adjustment.”

As shown on the architectural plans at Exhibits 10A1-10A2, the total residential square footage, including dwelling units in the cellar, as 88,266 square feet.

1459 COLUMBIA RD NW, BUILDING FAR/ GSF AREA CALCULATIONS					
		Residential			
Floor	Existing Church	Gross Residential	TOTAL SF		TOTAL
Cellar		8,568	8,568		8,568
1st Floor	2,763	11,277	14,040		14,040
2nd Floor		10,943	10,943		10,943
3rd Floor		10,943	10,943		10,943
4th Floor		10,943	10,943		10,943
5th Floor		10,943	10,943		10,943
6th Floor		10,943	10,943		10,943
7th Floor		10,943	10,943		10,943
TOTAL GSF	2,763	85,503	88,266		88,266
TOTAL GFA in FAR	2,763	76,935	79,698		79,698
*Exterior Covered Area is not included in GSF;				Site Area (SF)	19,460
**Cellar & Penthouse Not included in FAR				FAR	4.10
				Max FAR (IZ)	4.2
				Requires IZ	

Accordingly, 20% of the total residential square footage yields a total of 17,653 square feet of required IZ. If the building ultimately utilizes the full 4.2 FAR (81,732 square feet) and continues to provide 8,568 square feet of dwelling units in the cellar, this would yield a requirement of 18,060 square feet of required IZ.¹

Furthermore, pursuant to Subtitle C § 1003.7, all IZ units will be reserved for households earning equal to or less than sixty percent (60%) of the MFI, as the units are proposed to be rental units and none of the square footage generating the IZ requirement results from penthouse habitable space.

II. Community Outreach

The Applicant presented the subject application to Advisory Neighborhood Commission (“ANC”) 1A’s Housing and Zoning Committee meeting on May 7, 2026. The presentation was well-received, and the Applicant received positive feedback from both the ANC and the broader community. As a direct result of this favorable reception, the ANC 1A Housing and Zoning Committee recommended that the application be placed on the full ANC’s consent agenda for approval at its June public meeting. On June 17, 2026, ANC 1A considered the application on its

¹ As such, 95% of the utilized bonus density based on the new RA-4 zone equals 12,940 square feet. The utilized bonus density is 4.2 FAR-3.5 FAR = 0.7 FAR. The utilize bonus density multiplied by the site area of 19, 460 square feet = 13,622 square feet of bonus density. 95% of the bonus density = 12,940 square feet. As required by Subtitle C § 1003.3(a), since the residential gross floor area (17,653 square feet) is greater than 95% of the utilized bonus density (12,940 square feet), the Applicant will provide the greater number (17,653) at a minimum, as the required IZ+.

consent agenda and voted to support the application as noted in its report at Exhibit 25 of the case record.

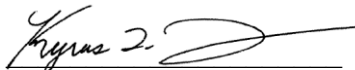
Additionally, seven members of the community have affirmatively expressed their support for the application through letters filed in the case record as Exhibits 18-22 and 24. As of the date of this Prehearing Submission, no letters in opposition have been filed.

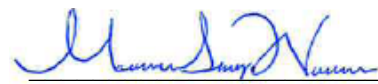
For all of the foregoing reasons, and based on the enclosed materials as well as the complete case record, the Applicant respectfully requests that the Board grant the requested area variance pursuant to Subtitle X § 1000.1 from the rear yard requirement of Subtitle F § 207.1 to construct as an addition, a new multiple dwelling building consisting of 87 units at the Property.

As indicated in the Certificate of Service below, a copy of this Prehearing Submission with attachments is being served on ANC 1A, OP, and DDOT. The Applicant looks forward to presenting the application to the Board at the public hearing on July 29, 2026, and respectfully requests the Board's favorable consideration and approval of this request.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Kyrus Lamont Freeman


Madeline Shay Williams

Enclosure

cc: Certificate of Service

Certificate of Service

I hereby certify that on June 29, 2026, a copy of the foregoing Prehearing Submission with attachments was served by electronic mail on the following at the addresses stated below.

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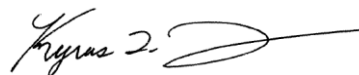
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