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October 18, 2022

VIA IZIS

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

**Re: BZA Case No. 20751
801 Buchanan Street, NE (a Portion of Parcel 135, Lot 71)
Proposed Conditions of Approval**

Dear Members of the Board:

On behalf of 801 Buchanan Investment Partners, LLC (the “Applicant”), please allow this letter to confirm that the Applicant agrees to the following proposed conditions in connection with the approval of Board of Zoning Adjustment (“BZA”) Case No. 20751, which will be heard before the BZA on October 19th:

1. Applicant will include in HOA documents that residents will not be eligible for RPP.
2. Applicant will contribute \$25,000.00 to Housing Counseling Services (“HCS”) to be expended by HCS for the administration of the Tax Relief Fund (“TRF”), which will assist residents on restricted incomes in offsetting possible increase in property taxes. To the extent possible, the Applicant will request that the contribution be earmarked for residents in proximity to the Property.
3. Applicant will install seismic monitoring equipment on site during construction.
4. The townhouse development will include approximately 40,500 square feet of publicly accessible green space as depicted on the plans. At such time as the zoning application for the redevelopment of the Providence Hospital site to the south is processed, the Applicant agrees to collaborate with the developer for that site on the construction of a combined publicly accessible green space for which the Applicant agrees to fund the installation of a tot lot and the construction of a dog walking area.

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5. Applicant will contribute \$25,000.00 to the District of Columbia Housing Production Trust Fund. To the extent possible, the Applicant will request that the contribution be used to produce or preserve affordable housing in proximity to the Property.
6. Applicant will donate \$10,000.00 to the North Michigan Park Civic Association Scholarship Fund.

The foregoing conditions were agreed upon by the Applicant in response to the comments and concerns raised by community stakeholders during several meetings. Specifically, the Applicant participated in the following meetings:

- May 19, 2022: ANC 5A-03 SMD Community Meeting
- September 8, 2022: ANC 5A-03 SMD Community Meeting
- September 22, 2022: ANC 5A-03 SMD Community Meeting
- September 28, 2022: ANC 5A Meeting
- October 5, 2022: North Michigan Park Civic Association
- October 11, 2022: Michigan Park Civic Association
- October 12, 2022: ANC 5A Special Meeting

Thank you for your considerate attention to this matter. We remain hopeful of the BZA's favorable consideration of the application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Leila M. Jackson Batties


John T. Oliver

cc: Certificate of Service

CERTIFICATE OF SERVICE

I hereby certify that on October 18, 2022, a copy of the foregoing submission in support of BZA Application No. 20751, filed by 801 Buchanan Investment Partners, LLC, was served on the following by electronic mail at the addresses stated below:

1. **District of Columbia Office of Planning**
Ms. Jennifer Steingasser
jennifer.steingasser@dc.gov
Mr. Joel Lawson
joel.lawson@dc.gov
Mr. Stephen Cochran
stephen.cochran@dc.gov
2. **Advisory Neighborhood Commission (“ANC”) 5A**
5A@anc.dc.gov
3. **Commissioner Ronnie Edwards**
ANC 5A Chair
5A05@anc.dc.gov
4. **Commissioner Emily Singer Lucio**
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