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September 14, 2026

VIA EMAIL: michael.jurkovic@dc.gov
Michael Jurkovic, AICP
Development Review Specialist
D.C. Office of Planning
899 North Capitol Street, N.E.
Suite 7100
Washington, D.C. 20002

Re: BZA Case No. 21509
Elevations for Seven-Stick Townhome Configuration and Revised Floor Plans

Dear Mr. Jurkovic:

On behalf of the applicant in the above-referenced case, and following our virtual conference on September 11, 2026, enclosed please find updated illustrative front and rear elevations for the seven-unit townhome stick configuration (Sheets A4.0 and A4.1).

Also enclosed are revised floor plans for the typical 16-foot wide and 20-foot wide units. For the 16-foot wide units, the square footage of the first floor was corrected to include the garage (Sheet A1.0). For the 20-foot wide units with the optional penthouse, the third floor layout was corrected to show the entire floor, and the area for the stair enclosure and outdoor terrace space was also clarified (Sheets A1.1–A1.2). These enclosed floor plans supersede the corresponding drawings included with the Updated Plans filed as Exhibit 30B.

Finally, this submission includes a completed Form 150 (Motion Form) requesting that the Board of Zoning Adjustment accept this filing into the record.

We trust that these materials and those previously filed to the record fully address OP's comments. If OP requires any additional information before the September 16, 2026, public hearing, please do not hesitate to contact us.

Very truly yours,

HOLLAND & KNIGHT LLP

By: Leila Batties
Leila Batties
Christopher S. Cohen

Board of Zoning Adjustment
District of Columbia
CASE NO. 21509
EXHIBIT NO. 34A

Enclosures

cc:

Maxine Brown-Roberts, Office of Planning	(via email)
Karen Thomas, Office of Planning	(via email)
Commissioner Emily Singer Lucio, SMD 5A-03	(via email)
D.C. Board of Zoning Adjustment	(via IZIS)