

Holland & Knight

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September 19, 2024

VIA IZIS

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

**Re: Application to the Board of Zoning Adjustment
2033 11th Street, NW (Sq. 332, Lot 807) (the “Property”)**

Dear Members of the Board:

On behalf of Beacon Communities, LLC and Christian Tabernacle Church of God, Inc. (collectively the “Applicant”), we hereby submit an application for:

- (i) Special exception relief from the requirements in 11-K DCMR § 804.1 to allow the ground floor, consisting of a residential use, to exceed 80 percent lot occupancy, pursuant to 11-K DCMR § 813 and 11-X DCMR § 901.2;
- (ii) Special exception relief from the open court width requirement of 11-K DCMR § 807.1, pursuant to 11-K DCMR § 813 and 11-X DCMR § 901.2;
- (iii) Special exception relief from the requirements in 11-K DCMR § 808.1 to allow a Green Area Ratio (“GAR”) of less than 0.3, pursuant to 11-K DCMR § 813 and 11-X DCMR § 901.2;
- (iv) Special exception relief from the requirements in 11-C DCMR § 909.1 to provide no loading berth or delivery space, pursuant to 11-C DCMR § 909.2 and 11-X DCMR § 901.2;
- (v) Special exception relief from 11-C DCMR § 1504.1(d) for a reduced penthouse setback adjacent to an open court, pursuant to 11-C DCMR § 1506 and 11-X DCMR § 901.2; and

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District of Columbia
CASE NO.21208
EXHIBIT NO.12

- (vi) Area variance from the requirements in 11-C DCMR § 711.8 to permit a garage ramp to have a 20 percent slope where a maximum of 12 percent is permitted, pursuant to 11-X DCMR § 1001.1.


The following materials are enclosed or will be hand delivered to the Office of Zoning:

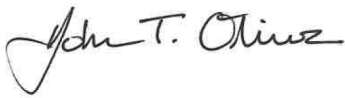
- A filing fee in the amount of \$8,840.00 for the relief requested;
- Letter from Christian Tabernacle Church of God, Inc. authorizing Beacon Communities, LLC to submit the application and appoint counsel;
- Letter from Beacon Communities, LLC authorizing Holland & Knight, LLP to file and process the application;
- Completed BZA Form 135 (self-certification);
- Surveyor's Plat;
- Portion of the Zoning Map showing the Property;
- Statement of existing and intended uses of the Property;
- Statement explaining how the application meets the specific tests identified in the Zoning Regulations ("Statement in Support");
- Architectural plans and elevations ("Plans");
- Existing photographs of the Property (*see also* Plans);
- Pursuant to 11-Y DCMR § 402.1(d), the name and mailing address of property owners, or their representatives, that are located within 200 feet of the Property;
- A statement of the efforts made by the Applicant to apprise the affected Advisory Neighborhood Commission ("ANC") 1B of this application (included within the Statement in Support);
- A certificate of service demonstrating that the Office of Planning and the affected ANC 1B have been provided a copy of the application (*see* end of this letter); and
- A certificate of proficiency.

We respectfully request that the Board schedule the application for a public hearing on the next available date.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Leila M. Jackson Batties


John T. Oliver

Enclosures

cc: Certificate of Service

CERTIFICATE OF SERVICE

I hereby certify that on September 19, 2024, a copy of this application to the Board of Zoning Adjustment was served by electronic mail on the following at the addresses stated below.

D.C. Office of Planning

Jennifer Steingasser

Joel Lawson

jennifer.steingasser@dc.gov

joel.lawson@dc.gov

District Department of Transportation

Erkin Ozberk

erkin.ozberk1@dc.gov

Advisory Neighborhood Commission 1B

ANC 1B Email Account;

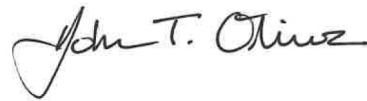
Commissioner Sabel Harris, Chair

Commissioner Frank Chauvin, SMD Representative

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