



FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
332	807	ARTS-2	1B02, 1B02

Address of Property: 2033 11th Street, NW

ZONING INFORMATION

Relief from section(s): C-711.8; X-1000.1; X-901.2; C-909.1; C-909.2; K-807.1; K-813; C-1504.1(d); C-1506; K-808.1; K-804.1

Type of Relief: Area Variance,Special Exception

Brief description of proposed project: To permit the construction of a seven-story mixed-use building on the eastern portion of the property located at 2033 11th Street, NW (Square 332, Lot 807).

Present use of Property: The western portion of the Property is currently improved with the Christian Tabernacle Church of God ("Church"), which will remain on the site. The eastern portion of the Property is currently improved with a child development center.

Proposed use of Property: The existing church will remain, and a new seven-story building with approximately 65 affordable units (with a mix of studios, one-, two-, and three-bedroom units) and an 8,200 square foot child development center on the ground floor will be constructed.

CONTACT INFORMATION

Owner Information

Name: Christian Tabernacle Church of God, Inc. c/o Beacon Communities, LLC
E-mail: john.oliver@hklaw.com; leila.batties@hklaw.com
Address: Two Center Plaza, Ste. 700 Boston, MA 02108
Phone No.s: (617)574-1100
Phone No. Alternate: (202)469-5531

Authorized Agent Information

Name: Holland & Knight LLP c/o Beacon Communities, LLC
E-mail: john.oliver@hklaw.com; leila.batties@hklaw.com
Address: 800 17th Street N.W., Suite 1100Washington, DC 20006
Phone No.s: (202)469-5531
Phone No. Alternate: (202)469-5531

WAIVERS

- Solar:
- I hereby certify my application is not subject to Subtitle D § 208.1 or Subtitle E § 206.3
- Pursuant to Subtitle D § 208.1/E § 206.3, I hereby certify there is no solar energy system on an abutting property

FEE CALCULATOR

Fee Type	Fee	Unit	Total
All Other Variances Per Section Requested	\$1040	1	\$1040
Special exception (all other)	\$1560	5	\$7800
Grand Total			8840

SIGNATURE

Holland & Knight, LLP c/o John T. Oliver

Board of Zoning Adjustment
District of Columbia
CASE NO.21208
EXHIBIT NO.1
Date
9/19/2024

