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July 9, 2025

VIA IZIS

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

**Re: New Application to the Board of Zoning Adjustment
Request for Special Exception and Variance Relief for Nonprofit Organization
National Bankers Association
1513 P Street NW (SSL 0194 0003)**

Dear Members of the Board:

On behalf of the National Bankers Association, the owner of the property located at 1513 P Street NW, also known as Lot 3 in Square 194 (the “Property”), we hereby submit this application requesting the following **zoning relief to allow a nonprofit organization to occupy and operate within the existing residential building on the Property:**

1. A **special exception** pursuant to Subtitle U § 420.1(a)¹ and Subtitle X § 901.2; and
2. An **area variance** pursuant to Subtitle X § 1000.1 from the requirement under Subtitle U § 203.1(o)(2) that the gross floor area of a building used by a nonprofit organization is at least 10,000 square feet.²

In accordance with Subtitle Y § 300, please find enclosed the following materials:

¹ The Property is located in the RA-2/DC zone. The special exception provisions for the RA-2 zone refer to the special exception provisions applicable in the RF zones. *See* Subtitle U § 320. The RF zone provisions, in turn, refer to the special exception use provisions for the R zones. *See* Subtitle U § 203. Pursuant to Subtitle U § 203.1(o), a nonprofit organization’s use of an existing residential building and the land on which it is located for the purposes of the nonprofit organization is permitted by special exception, subject to certain requirements.

² A request to deviate from the minimum gross floor area requirement in Subtitle U § 203.1(o) is properly processed as an area variance pursuant to Subtitle X § 1001.3(f), which applies to “[p]reconditions to the establishment of a matter of right or special exception use,” provided the variance does not result in the proposed use being reclassified as a more intense use category.


- Letter from the Applicant authorizing Holland & Knight LLP to file and process the subject application;
- Completed BZA Form 135 – Zoning Self-Certification;
- Surveyor’s plat showing the boundaries and dimensions of the existing and proposed structures on the Property;
- Portion of the Zoning Map showing the Property;
- Statement of existing and intended use of the Property;
- A preliminary statement explaining how the application meets each element of the review standards for the special exception and variance relief requested (the “Statement in Support”);
- Architectural plans and elevations for the nonprofit organization’s proposed use of the existing residential building (the “Plans”);
- Four (4) color images showing pertinent features of the structure and the Property;
- Outlines of testimony for the witnesses who will testify at the public hearing;
- Pursuant to Subtitle Y § 300.8(g), the name and mailing address of the owners of all property located within 200 feet of the Property (two (2) sets of mailing labels to be provided to the Office of Zoning separately);
- A statement of the efforts made by the Applicant to apprise the affected Advisory Neighborhood Commission (“ANC”), ANC 2B, of this application (included within the Statement of Support);
- A Certificate of Service demonstrating that the Office of Planning and ANC 2B have been provided a copy of the subject application (*see* end of this cover letter); and
- A Certification of Proficiency demonstrating that undersigned counsel is able to represent the Applicant in this case.

The Applicant will provide the Office of Zoning with a check for the requisite filing fee (\$2,600.00) upon filing the application via IZIS. The filing fee has been calculated in accordance with Subtitle Y § 1600.1(b)(24) and Subtitle Y § 1600.1(c).

We appreciate the Board's consideration of this application, and respectfully request that the Office of Zoning schedule the application for public hearing on the next available date.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Leila Jackson Batties
Christopher S. Cohen

Enclosures

cc: Certificate of Service

Certificate of Service

I hereby certify that on July 9, 2025, a copy of the foregoing application to the Board of Zoning Adjustment was served by electronic mail on the following at the addresses stated below.

DC Office of Planning

Jennifer Steingasser

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Joel Lawson

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District Department of Transportation

Erkin Ozberk

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Advisory Neighborhood Commission 2B

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Commissioner Zach Adams

Chair, ANC 2B

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Commissioner Lawrence Sprowls

Representative, Single Member District 2B-04

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