

# Holland & Knight

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August 19, 2025

## **VIA IZIS**

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

**Re: New Application to the Board of Zoning Adjustment  
Request for Special Exception and Variance for New Residential Development in  
RA-1 Zone | Portion of Lots 1 and 2 in Square 5344  
Hampton East Owner LLC**

Dear Members of the Board:

On behalf of Hampton East Owner LLC (the “Applicant”), the owner of the property that comprises a portion of Lots 1 and 2 in Square 5344 (the “Property”) we hereby submit this application requesting: (i) **a special exception** pursuant to Subtitle U § 421 and Subtitle X § 901.2 to permit the construction of a new residential development in the RA-1 zone; and (ii) **an area variance** pursuant to Subtitle X § 1000.1 from the lot frontage requirement of Subtitle C § 303.4, which requires a minimum street frontage of 30 feet for new lots to be used and occupied by an apartment house.

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

- 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 special exception relief requested (the “Statement of Support”)
- Architectural plans and elevations showing the proposed residential development;
- Three (3) color images showing the pertinent features of the Property and existing improvements;
- Testimony outlines for all witnesses who will testify at the public hearing and the résumé of the Applicant’s proffered expert;
- 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 sets of mailing labels to be provided to the Office of Zoning separately);
- A statement of the efforts made by the Application to apprise the affected Advisory Neighborhood Commission (“ANC”), ANC 7E, of this application (included within the Statements of Support);
- A Certificate of Service demonstrating that the Office of Planning and ANC 7E 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 pay the requisite filing fee, totaling \$16,160 upon filing the application via IZIS.<sup>1</sup>

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:   
 Cyrus Lamont Freeman  
 Christopher S. Cohen

Enclosures

cc: Certificate of Service

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<sup>1</sup> Subtitle Y § 1600.1(b)(19) requires a fee of \$540 per dwelling unit in a new residential development in the RA-1 zone. The proposed development includes 28 dwelling units. Subtitle Y § 1600.1(c) specifies a \$1,040 fee for a request for area variance relief.

### **Certificate of Service**

I hereby certify that on August 19, 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  
[jennifer.steingasser@dc.gov](mailto:jennifer.steingasser@dc.gov)

Joel Lawson  
[joel.lawson@dc.gov](mailto:joel.lawson@dc.gov)

#### **District Department of Transportation**

Erkin Ozberk  
[erkin.ozberk1@dc.gov](mailto:erkin.ozberk1@dc.gov)

#### **Advisory Neighborhood Commission 7E**

[7E@anc.dc.gov](mailto:7E@anc.dc.gov)

#### **Commissioner Natasha Dupree**

ANC 7E Chair, SMD 7E-04, and  
Economic Development Committee Co-Chair  
[7E04@anc.dc.gov](mailto:7E04@anc.dc.gov)

#### **ANC 7E Economic Development Committee**

Commissioner Aaron Harris, Co-Chair  
[7E02@anc.dc.gov](mailto:7E02@anc.dc.gov)



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