



November 25, 2025

Eric J. DeBear

Direct Phone 202-747-0769
Direct Fax 202-683-9394
edebear@cozen.com

Zachary Bradley

Direct Phone 202-280-6451
Direct Fax 202-742-2531
zbradley@cozen.com

Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, D.C. 20010

**Re: 1518 M Street NW (Square 0197, Lot 86)
Application for Relief**

Dear Chairperson Hill,

Please accept for filing the enclosed application of the Daniel Alexander Payne Community Development Corporation (the "Applicant"). The Applicant seeks area variance relief from the minimum rear yard requirements (Subtitle I § 205.1) and special exception relief from the minimum penthouse setback requirements (Subtitle C § 1506.1) and long-term bicycle parking requirements (Subtitle C § 807.2) in order to construct new apartment units to serve homeless veterans. The application package includes the following materials:

1. Application Form;
2. Fee Calculator Form;
3. Statement of the Applicant;
4. D.C. Zoning Map;
5. Architectural Plans & Elevations;
6. Authorization Letter(s);
7. Form 135 – Zoning Self-Certification;
8. Statement of Existing and Intended Use;
9. Certification of Proficiency;
10. List of Names and Mailing Addresses of Owners within 200 Feet;
11. Surveyor's Plat(s);
12. Statement of Community Outreach;
13. Photographs of the Property;
14. Summary of Witness Testimony; and
15. Certificate of Service for the Office of Planning and ANC.

We believe that the application is complete and acceptable for filing, and request that the Board schedule a public hearing for the application as soon as possible. If you have any questions, please do not hesitate to contact me on behalf of the Applicant.

Thank you for your attention to this application.

Sincerely,

COZEN O'CONNOR


Eric J. DeBear

Certificate of Service

I hereby certify that on this 25th day of November, 2025, a copy of this Application with attachments was served, via email, as follows:

District of Columbia Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024
planning@dc.gov

Advisory Neighborhood Commission 2C
c/o Nancy Groth SMD 2C02
2C02@anc.dc.gov


Eric J. DeBear