

February 18, 2026

D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 200S
Washington, D.C. 20001

Re: **2222 Q Street NW (Square 456, Lot 884) (the “Property”) – Variance Application**

Dear Members of the Board:

Please accept for filing the enclosed application of 2222 Q Street Owner, LLC (the “**Applicant**”) for use variance relief pursuant to 11 DCMR Subtitle X § 1000.1 from the R Zone use requirements (Subtitle U §§ 201.1 and 202.1) and the restriction on expansion of a nonconforming use (Subtitle C § 204.1) to allow the renovation of the existing 20-unit multifamily residential building and conversion of cellar space to provide four (4) additional units at the Property.

The application package includes the following materials:

- BZA Form 120, Application.
- BZA Form 135, Self-Certification.
- Authorization Letter authorizing this application.
- The preliminary statement of the Applicant, including the statement of existing and intended use of the Property.
- Zoning map with Property outlined (Exhibit A).
- Architectural plans, including photographs of the Property (Exhibit B).
- Plat, prepared by the D.C. Surveyor, showing the footprint of the existing structure on the Property.
- Certification of Proficiency.

- List of names and mailing addresses (including mailing labels) of the owners of all property within 200 feet of the boundaries of the Property and all current tenants of the Property.
- Statement of community outreach.

A check payable to the DC Treasurer in the amount of \$1,040 for the application's filing fee is also being delivered to the Office of Zoning concurrent with this filing.

We believe that the application is complete and acceptable for filing, and we request that the Board schedule a public hearing on the application as soon as possible. If you have any questions, please do not hesitate to contact the undersigned at (202) 721-1135. Thank you for your attention to this application.

Sincerely,

/s/ Cary R. Kadlecek

/s/ Lawrence Ferris

Enclosures

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document were delivered by email to the following addresses on February 18, 2026.

Radhika Mohan
Office of Planning
radhika.mohan@dc.gov

Erkin Ozberk
District Department of Transportation
erkin.ozberk1@dc.gov

ANC 2D
2D@anc.dc.gov

Carole Feld
2D02@anc.dc.gov

/s/ Lawrence Ferris_____